This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1229806 DEEDQC
01/23/2025 01:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250123-0005384

State of Tennessee }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Kimberly Brand
Affiant Signature

Subscribed and sworn to before me on this the 23rd day of January, 2025.

Marcia Escobar
Notary Public

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 10 / 25 / 2027

NAME AND ADDRESS OF PROPERTY OWNER:
Alex Solomon Moran & Vongphet Samantha Moran
387 Ash Grove Drive,
Nashville, TN 37211

SEND TAX BILLS TO:
Alex Solomon Moran & Vongphet Samantha Moran
387 Ash Grove Drive,
Nashville, TN 37211

MAP AND PARCEL NUMBER: 16112000800

QUITCLAIM DEED
25NT00034

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Alex E. Moran

By these presents do remise, release and **QUITCLAIM** unto

Alex Solomon Moran & Vongphet Samantha Moran, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 154, SOUTHWOOD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGES 125 AND 126, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, AS FOLLOWS:

SAID LOT NO. 154 FRONTS 100 FEET ON THE SOUTH SIDE OF ASH GROVE DRIVE AND RUNS BACK 302.8 FEET ON THE WEST LINE AND 299.53 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100 FEET.

BEING THE SAME PROPERTY CONVEYED TO ALEX E. MORAN FROM SERVANDA MORAN-VALDEZ AND SANTOS ADILIO MORAN, AS WIFE AND HUSBAND, BY QUITCLAIM DEED DATED 05/15/2018 AND RECORDED 05/17/2018 IN INSTRUMENT NO. 20180517-0047234, REGISTER'S OFFICE OF SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO SERVANDA MORAN-VALDEZ AND SANTOS ADILIO MORAN, AS WIFE AND HUSBAND, BY WARRANTY DEED FROM ROBERT NEIL FUSON AND WIFE BARBARA L. FUSON, DATED 10/02/2006 AND RECORDED 10/05/2006 OF RECORD IN INSTRUMENT NUMBER 20061005-0123620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is an improved property commonly known as: 387 Ash Grove Dr, Nashville, TN 37211-6440

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 23rd day of January 2025.

Marcia Escobar
Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Alex Solomon Moran & Vongphet Samantha Moran
387 Ash Grove Drive,
Nashville, TN 37211

SEND TAX BILLS TO:
Alex Solomon Moran & Vongphet Samantha Moran
387 Ash Grove Drive,
Nashville, TN 37211

MAP AND PARCEL NUMBER: 16112000800

QUITCLAIM DEED
25NT00024

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Alex E. Moran

By these presents do remise, release and **QUITCLAIM** unto

Alex Solomon Moran & Vongphet Samantha Moran, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 154, SOUTHWOOD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGES 125 AND 126, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, AS FOLLOWS:

SAID LOT NO. 154 FRONTS 100 FEET ON THE SOUTH SIDE OF ASH GROVE DRIVE AND RUNS BACK 302.8 FEET ON THE WEST LINE AND 299.53 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100 FEET.

BEING THE SAME PROPERTY CONVEYED TO ALEX E. MORAN FROM SERVANDA MORAN-VALDEZ AND SANTOS ADILIO MORAN, AS WIFE AND HUSBAND, BY QUITCLAIM DEED DATED 05/15/2018 AND RECORDED 05/17/2018 IN INSTRUMENT NO. 20180517-0047234, REGISTER'S OFFICE OF SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO SERVANDA MORAN-VALDEZ AND SANTOS ADILIO MORAN, AS WIFE AND HUSBAND, BY WARRANTY DEED FROM ROBERT NEIL FUSON AND WIFE BARBARA L. FUSON, DATED 10/02/2006 AND RECORDED 10/05/2006 OF RECORD IN INSTRUMENT NUMBER 20061005-0123620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is an improved property commonly known as: 387 Ash Grove Dr, Nashville, TN 37211-6440

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of January 2025.

Alex E. Moran
State of Tennessee
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alex E. Moran,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2025.

Marcia Escobar
Notary Public

My Commission expires: 10/25/2027.

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Vongphet Samantha Moran
State of Tennessee
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Vongphet Samantha Moran,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2025.

Marcia Escobar
Notary Public

My Commission expires: 10/25/2027.

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Alex Solomon Moran

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alex Solomon Moran,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January 2025.

Marcia Escobar

Notary Public

My Commission expires: 10 / 25 / 2027.

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-23-2025 (date of document).

Affiant Signature

1-23-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd of January, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26