THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215

No title search was performed in preparation of this Quitclaim Deed

Karen Johnson
Batch # 1238972
02/20/2025 02 09 08 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250220-0012462

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 18th day of February, 2025

Notary Public

My Commission Expires: 5/7/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kathleen Corcoran Moody 1400 Janie Avenue Nashville, TN 37216	New Owner	61-16-312.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Scott Corcoran Moody, Trustee of the Trust for the Benefit of Kathleen Corcoran Moody, dated December 21, 1993** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to **Kathleen Corcoran Moody, married**, as her sole and separate property, her heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in in Davidson County, Tennessee, being Lot No. 21 on the Plan of Country Club Estates, Block "E" as of record in Book 843, Page 95 in the Register's Office for Davidson County, Tennessee, described as follows:

Said lot No. 21 fronts 75 feet on the westerly side of Janie Avenue and runs back between parallel lines, with the southerly margin of Murray Place, 175 feet to a dead line.

Being the same property conveyed to Scott Corcoran Moody, Trustee of the Trust for the Benefit of Kathleen Corcoran Moody, dated December 21, 1993 by Warranty Deed from James Christopher Wright, married, dated September 30, 2021 and recorded on October 5, 2021 in Instrument No. 20211005-0133489, in the Register's Office of Davidson County, Tennessee.

This is improved property known as· 1400 Janie Avenue, Nashville, TN 37216

Grantor covenants that it is lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, as well as any restrictions, conditions and easements of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of February, 2025.

Trust for the Benefit of Kathleen Corcoran Moody, dated December 21, 1993

TRUSTEE

Scott Corcoran Moody, Trustee

STATE OF Alabama)
COUNTY OF Lee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Scott Corcoran Moody**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Trustee of the Trust for the Benefit of Kathleen Corcoran Moody, dated December 21, 1993**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 10 day of February, 2025.

Notary Public
My Commission Expires: 06-22-2026

BARBARA MANN NOTARY PUBLIC LEE COUNTY, ALABAMA