Karen Johnson Davidson County
Batch# 1240246 DEEDQC
02/24/2025 12:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250224-0013508

PREPARED BY:

Andrew J. Bellm, Esq.
Gullett Sanford
Robinson & Martin pllc
150 Third Avenue South, Ste. 1700
Nashville, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 21, 2025.

Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
J. Philip Moyers, Co-Trustee
9252 Wardley Park Lane
Brentwood, TN 37207

Send Tax Bills To:
SAME

Map-Parcel Number
131-05-0B-421.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **J. PHILIP MOYERS, Co-Trustee of the Moyers Community Property Trust dated 5/11/2021, as amended and restated on February 16, 2023** ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto to **J. PHILIP MOYERS and JAMES R. MOYERS, Co-Trustees of the Moyers Community Property Trust T/U/A Survivor's Trust** (collectively the "Grantees"), all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein.

This quitclaim is subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, February 21, 2025.

J. Philip Moyers, Co-Trustee of the Moyers Community Property Trust dated 5/11/2021, as amended and restated on February 16, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. PHILIP MOYERS, Co-Trustee of the Moyers Community Property Trust dated 5/11/2021, as amended and restated on February 16, 2023**, 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 as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, February 21, 2025.

Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 421 AS SHOWN ON THE PLAN OF FOUR SEASONS, A CONDOMINIUM DEVELOPMENT, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 6841, PAGE 349 AND ON THE PLAT OF RECORD IN BOOK 5050, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MATTERS REFERENCES ARE HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. MOYERS, TRUSTEE OF THE MOYERS COMMUNITY PROPERTY TRUST DATED 5/11/2021 BY QUITCLAIM DEED FROM JAMES R. MOYERS, A MARRIED MAN, OF RECORD AS INSTRUMENT NO. 20210624-0085795, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY APPOINTMENT OF CO-TRUSTEE AND DELEGATION OF AUTHORITY DATED OCTOBER 15, 2021, JAMES R. MOYERS APPOINTED J. PHILIP MOYERS AS A CO-TRUSTEE OF THE MOYERS COMMUNITY PROPERTY TRUST DATED 5/11/2021, AND DELEGATED TO J. PHILIP MOYERS, AS CO-TRUSTEE, ANY AND ALL POWERS THAT HE MAY HAVE WITH RESPECT TO THE SAID MOYERS COMMUNITY PROPERTY TRUST DATED 5/11/2021, THEREBY AUTHORIZING J. PHILIP MOYERS TO ACT ALONE AND WITHOUT THE CONCURRENCE OF JAMES R. MOYERS AS CO-TRUSTEE.

THE DESCRIPTION IS THE SAME AS THAT USED IN THE LAST DEED PRIOR TO THIS TRANSACTION.

THIS IS IMPROVED PROPERTY KNOWN AS 421 SUMMIT RIDGE PLACE, NASHVILLE, TN 37215.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 February 21, 2025.

Affiant Signature

Date: February 21, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

