Karen Johnson Davidson County
Batch# 1240246 DEEDQC
02/24/2025 12:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250224-0013510

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
145-02-0-022.00

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

THAT CERTAIN REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 4 ON THE PLAN OF ALPINE ESTATES, AS OF RECORD IN BOOK 3106, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF TYNE BOULEVARD AT THE CORNER OF LOTS NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 17° 07' 20" WEST 592.8 FEET; THENCE SOUTH 87° 31' 22" EAST 157.4 FEET TO THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 23° 46' EAST 545.4 FEET TO THE SOUTHERLY MARGIN OF TYNE BOULEVARD; THENCE WITH THE SAME, NORTH 65° 50' WEST 57 FEET; THENCE SOUTH 24° 10' WEST 15 FEET; THENCE NORTH 65° 50' WEST 157.5 FEET TO THE BEGINNING.

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 AND WIFE, NOMA K. MOYERS, OF RECORD AS INSTRUMENT NO. 20210624-0085797, 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 1607 TYNE BLVD., 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

