Karen Johnson
Batch # 1240285
02/24/2025 01 58 06 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250224-0013565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Carol A. Mode
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February 2025

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-26

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Carol A. Mode Irrevocable Trust	**Same**	**142 07 0B 013.00**
(NAME) **421 Moss Creek Court**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Carol Mode, an unmarried person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Daniel P. Mode, Trustee of the Carol A. Mode Irrevocable Trust, dated February 18, 2025,** established by **The Irrevocable Trust Agreement of the Carol A. Mode Irrevocable Trust, dated February 18, 2025**, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND. in Davidson County, Tennessee, being Lot No 13, on the Revised Final Plat of MOSS CREEK PLANTATION, A PLANNED UNIT DEVELOPMENT, of record Book 6900, page 608, Register's Office for said Registers Office for said County, to which plan reference is hereby made for a more complete and accurate legal description

BEING the same property conveyed to Robert Mode and wife, Carol Mode, by Warranty Deed from Charles Batt and wife, Susan Batt, dated September 27, 1996, of record in Book 10210, Page 366, Register's Office for Davidson County, Tennessee

FURTHER BEING the same property conveyed to Carol Mode by Quitclaim Deed from Robert Mode by Daniel P. Mode, AIF, dated November 10, 2023, of record in Instrument No 20231117-0089835

This Conveyance is further made subject to:

Any and all additional existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities

Unimproved ( )
This is improved (X) property, known as: **421 Moss Creek Court, Nashville, Tennessee 37221**

Witness our hands, this the 18th day of February, 2025.

Carol Mode
CAROL MODE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CAROL MODE** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 18th day of February, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026