Karen Johnson
Batch # 1245771
03/11/2025 10:57:04 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20250311-0018277

Quitclaim Deed

Send Tax Bill To:
Melanie Mootry
40 Beau Wilkes Lane
Oakland, TN 38060

RECORDING REQUESTED BY Michael A. Mootry SR.
AND WHEN RECORDED MAIL TO:
Micheal A Mootry JR / Melanie Mootry Grantee(s)
2715 Morena St., Unit B / 40 Beau Wilkes Lane
Nashville, TN 37208 / Oakland, TN 38060
Consideration: $ NO Consideration
Property Transfer Tax: $ 0.00 (NO consideration)
Assessor's Parcel No.: 162100004800
PREPARED BY: Michael Mootry certifies herein that he or she has prepared this Deed.

Signature of Preparer

03/05/2025
Date of Preparation

Michael Mootry
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 3/5/2025 in the County of Davidson, State of Tennessee
by Grantor(s), Michael A. Mootry Sr.,
whose post office address is 524 Michele Dr. Antioch, TN 37013
to Grantee(s), Michael A. Mootry jr. and Melanie Mootry
whose post office address is 2715 Morena st. Nashville TN 37208
40 Beau Wilkes Lane, Oakland, TN 38060
WITNESSETH, that the said Grantor(s), Michael Anthony Mootry, Sr.,
for good consideration and for the sum of zero dollars and zero cents
($ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Signature of Second Grantor (if applicable)

Michael Mootry
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Amber Siegler
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Amber Siegler
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Melanie Mootry
Signature of Second Grantee (if applicable)

Michael A. Mootry jr.
Print Name of Grantee

Melanie Mootry
Print Name of Second Grantee (if applicable)

Amber Siegler
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Amber Siegler
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On March 5, 2025, before me, Sydney Cooper, a notary public in and for said state, personally appeared, Michael Mootry

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Sydney G Cooper

Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____ (Seal)

SYDNEY COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
Oct. 4, 2027

Exhibit "A"

524 Michele Drive, Antioch, TN 37013
Land in Davidson County, Tennessee, being lot No. 48 on the plan of Brook View Estates section 1 of record in Plat Book 4460, Page 103, register's office for said county, Tennessee, to which reference is hereby made for a more complete description.

Parcel # 162100048 00

Tax ID# 162100048 00

Being all or part of the same property conveyed to Michael A. Mooty and wife, Lisa R. Russell by Warranty Deed of record at instrument No. 20051121-0140409 in said Register's Office

Lisa R. Russell is now deceased.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $1.00.

Affiant

Subscribed and sworn before me, this 10th day of March, 2025

Notary

ANN SHARFNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON