This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
Kelly Moore Beaty
841 Hitt Lane
Goodlettsville, TN 37072

OWNER:
Same

Karen Johnson Davidson County
Batch# 1260377 DEEDQC
04/16/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,356.67
20250416-0028890

SEND TAX BILL
To Owner

MAP AND PARCEL:
018000133.00

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, We, Terri L. Vick, Kelly L. Moore, now Beaty and Bryan L. Moore, Successor Co-Trustees of the Moore Family Trust, dated May 4, 2000, hereby Quitclaim all our interest to Kelly Moore Beaty, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in Davidson County, Tennessee, being Lot No. 4 on the Subdivision of the Vivian P. Fox Property of record in Book 7900, page 884, and as amended in Instrument No. 20040225-0021388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Lucy F. Moore and husband, Bobby H. Moore, from Vivian Peay Fox, unmarried by Deed dated December 22, 1993 and as of record in Book 9197, page 926, and as corrected by Deed of Correction of record in Book 9608, page 598, said Register's Office. Further being the same property conveyed to Bobby H. Moore and Lucy F. Moore, Trustees of the Moore Family Trust (a revocable living trust) from Bobby H. Moore and Lucy F. Moore by Deed dated August 17, 2000 and as of record in Instrument No. 2000818-0081829 and as re-recorded in Instrument No. 20050119-0006825, said Register's Office. The said Lucy F. Moore having since died April 5, 2020 and the said Bobby H. Moore having since died December 16, 2023. Pursuant to the Abstract of Trust of record in Instrument No. 20070830-0104315, upon the death of the original Trustees, the Successor Co-Trustees are Terri L. Vick, Kelly L. Moore and Bryan L. Moore.

Kelly L. Moore and Kelly Moore Beaty are one and the same person.

This is improved property known as 841 Hitt Lane, Goodlettsville, TN 37072.

And now We, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Kelly Moore Beaty, her heirs and assigns, forever; and We, Terri L. Vick, Kelly L. Moore, now Beaty and Bryan L. Moore, Successor Co-Trustees of the Moore Family Trust, dated May 4, 2000, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th **day of** April **, 2025.**

THE MOORE FAMILY TRUST

By: Terri L. Vick
Terri L. Vick, Successor Co-Trustee

By: Kelly L Moore Beaty
Kelly L. Moore Beaty, Successor Co-Trustee

By: Bryan L. Moore
Bryan L. Moore, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terri L. Vick, Kelly L. Moore Beaty and Bryan L. Moore as Successor Co-Trustees of The Moore Family Trust dated May 4, 2000, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 14th **day of** April **, 2025**

My commission expires: 8/24/27

Notary Public

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Robertson

The actual value or consideration, whichever is greater, for this transfer is $ 366,666.66

Kelly M Beaty
AFFIANT

NOTARY PUBLIC

My Commission Expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

Certificate of Authenticity

I, Kathy Lee, 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 4/11/25.

Date

Affiant Signature

4/11/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 11th day of April, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON