QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

AJ-QCD-25-1212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Sylvia D Laird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2025

Camille Woods
Notary Public

MY COMMISSION EXPIRES 03-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
James E. Moore and Sylvia D. Laird	**Same as New Owners**	**052050A23300CO**
(NAME) **1212 Idlewild Place**	(NAME)	
(ADDRESS) **Madison, TN, 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES E. MOORE ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JAMES E. MOORE AND SYLVIA D. LAIRD, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF IDLEWILD COURT, OF RECORD IN PLAT BOOK 6250, PAGE 563, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. MOORE, BY WARRANTY DEED, FROM OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, OF RECORD IN INSTRUMENT NO. 20230321-0020477, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson
Batch # 1262752
04/21/2025 02 19 35 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250421-0030276

This is **improved** property known as 1212 Idlewild Place, Madison, TN 37115.

Witness our hands this the 17 day of April, 2025.

James E. Moore

JAMES E. MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES E. MOORE**, the within named bargainor, 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 for the purposes therein contained

Witness my hand and official seal, this the 17 day of April, 2025

Camille Woods

Notary Public

My Commission Expires. 03-20-28

