Karen Johnson Davidson County
Batch# 1265093 DEEDQC
04/25/2025 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250425-0032076

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Kelly L. Moore, MD Trustee Kelly L. Moore, MD Trust 3804 A Tulane CT Nashville, TN 37215	same	116 12 0N 001.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kelly L. Moore (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Kelly L. Moore, MD, Trustee, and her successors in trust, of the Kelly L. Moore, MD Trust dated April 25, 2025 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of Tulane Estates, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140522-0044300, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly L. Moore by Warranty Deed from Mark J. Willis and Jacqueline S. Willis, husband and wife, of record at Instrument No. 20150312-0021276 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3804 A Tulane Court, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, encumbrances, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable Plat of record.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 25th day of April, 2025.

Kelly L. Moore, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kelly L. Moore, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of April, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Kelly L. Moore, Affiant

Subscribed and sworn to before me this 25th day of April, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 April 25, 2025.

Carolyn S. Wenzel

4/25/2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of April, 2025.

Notary Public

My Commission Expires: 7-7-25

