Karen Johnson Davidson County
Batch# 1265398 DEEDQC
04/28/2025 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250428-0032540

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of April, 2025.

Notary Public
My Commission Expires: 9/20/25

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

QUITCLAIM DEED

THIS INDENTURE, made this 22nd day of April, 2025, among:

ROBERT LEE MOORE, A MARRIED MAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROBERT LEE MOORE, SR., TRUSTEE OF THE ROBERT LEE MOORE, SR. TRUST DATED APRIL 22, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 253, on the Map of Treppard Heights, Subdivision, Section I, as of record in Book 2663, pages 64 and 65, Register's Office for Davidson County, Tennessee.

SAID Lot No. 253 fronts 75 feet on the easterly side of Flicker Drive and extends back 179.7 feet on the northerly line and 215 feet on the southerly line to a rear line of. Lot No. 238, on which it measures 83 feet.

Being the same property conveyed to Robert Lee Moore, a married man, by Warranty Deed from Carolyn Hardison Moore dated May 30, 1974, and recorded June 27, 1974, in Book 4829, pages 600-601, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 3912 Flicker Drive, Nashville, TN 37218.

THIS DEED has been prepared solely upon information furnished by **Robert Lee Moore.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Robert Lee Moore

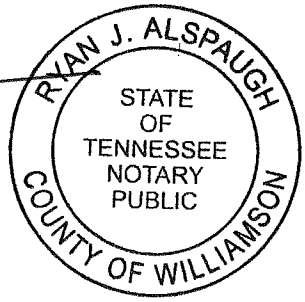
ROBERT LEE MOORE

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Robert Lee Moore**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2025.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25



Owner Name & Property Address:

Robert Lee Moore, Sr., Trustee
Robert Lee Moore, Sr. Trust dated April 22, 2025
3912 Flicker Drive
Nashville, TN 37218

Responsible Party For Taxes:

Robert Lee Moore, Sr., Trustee
Robert Lee Moore, Sr. Trust dated April 22, 2025
3912 Flicker Drive
Nashville, TN 37218

Tax Map and Parcel: 059 13 0 124.00

Certificate of Authenticity

I, Trent Linville, 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 04/22/25.

Date

T Linville

Affiant Signature

04/22/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 22nd day of April, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY