Karen Johnson Davidson County
Batch # 1305803 DEEDQC
08/04/2025 01:10:37 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250804-0061566

QUITCLAIM DEED

From: MELISSA GASCON MOORE

To: JOHN KELLY MOORE

This instrument prepared by:
Aubrey M. Malchow, Esq.
325 Bridge Street, Ste. A
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
John Kelly Moore 1318 Fairview Blvd. Fairview, TN 37062	John Kelly Moore 1318 Fairview Blvd. Fairview, TN 37062	Map/Parcel No. 071-15-0-333.00

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, John Kelly Moore v. Melissa Gascon Moore, Chancery Court for Williamson County, Tennessee, Docket No. 24CV-54027, Melissa Gascon Moore (the "Grantor") by these presents hereby assigns and quitclaims unto John Kelly Moore (the "Grantee"), his heirs, successors, and assigns, all of Grantor's right, title and interest in and to certain land in 1227 N. 2nd Street, Nashville, TN 37207, being more particularly described as follows (the "Property"):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE PLAN OF BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT, OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 78 FRONTS 50 FEET ON THE WESTERLY MARGIN OF NORTH SECOND STREET AND EXTENDS BACK, BETWEEN PARALLEL LINES 181 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN KELLY MOORE AND WIFE, MELISSA GASCON MOORE BY WARRANTY DEED FROM KWAME ASARE AND WIFE, SERWAA ASARE, INSTRUMENT: 20170302-0020667, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 1, 2017, AND RECORDED ON MARCH 2, 2017.

Map/Parcel No. 071-15-0-333.00

Property Address: 1227 N. 2nd Street, Nashville, TN 37207

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 24 day of JUNE, 2025.

Melissa Gascon Moore

MELISSA GASCON MOORE

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **MELISSA GASCON MOORE,** with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 7/16/25

JESSICA N. DAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 24th day of June, 2025.

NOTARY PUBLIC

7/6/25
My commission expires

JESSICA N. DAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $156,000.

+ ON PROPERTY
Melissa property objects in Attic → shed, crawspace ar hers
JKM

We will make time with 3rd party to assit with her to collect her belongs.

She is responcible to set up the timing and remove along with taking them to her places of choice.

Because we both have belongs up there in attic + ON THE PROPERTY we should both be there.
JKM

I'm open and receptive for most anytime and feel free to keep your stuff ~~up~~ there for over the next yeag until you get settled into a new location. Nothing of yours will be moved out of N. 2nd St.

June 24th, 2025
Fairview, TN
Jgary Exp 7/16/25

JESSICA N. DAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

6/24/2025

Our stuff we can flip Quarter for Whatever Our MDA status.

★ If it's nailed down it does not get pryed or cut off inorder to haggle over.