Karen Johnson Davidson County
Batch# 1306214 DEEDQC
08/05/2025 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250805-0062214

QUITCLAIM DEED

FROM: The Marsh Trust
C/O Carolyn S. Wenzel
(f/k/a Carolyn W. Schott)

This instrument Was Prepared by and return to:
Rebecca McKelvey Castañeda
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: Ann A. Moore

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 of New Owner(s):	Send Tax Bills To:	Map-Parcel Number:
Ann A. Moore 2232 Chickering Lane Nashville, Tennessee 37215	Ann A. Moore 2232 Chickering Lane Nashville, Tennessee 37215	**144-10-0-027.00**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **Ann A. Moore vs. Michael D. Moore, Case No. 23D641, Circuit Court for Davidson County, Tennessee**, and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 23rd day of July, 2025.

BEVERLY SEBASTIAN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 5/8/29

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **Ann A. Moore vs. Michael D. Moore, Case No. 23D641, Circuit Court for Davidson County, Tennessee**. Accordingly, **Carolyn S. Wenzel, Trustee, The March Trust,** does hereby quitclaim unto the said **Ann A. Moore**, her heirs, successors, and assigns, all of its right, title and interest in and to that certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Chickering Valley of record in Plat Book 2331, Pages 121-123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Said Lot No. 29 fronts 165 feet on the Easterly side of Chickering Lane and extends back along the Northerly line 512.1 feet; along the Southerly line 477.2 feet to a dead line, measured 170 feet thereon.**
>
> **Being the same property conveyed to Carolyn W. Schott, Trustee, the Marsh Trust by Warranty Deed from DeMarco Murray, a Married Man of record as Instrument No. 20190828-0086658 in the Register's Office for Davidson County, Tennessee.**
>
> **Subject to: (1) all easements, restrictive covenants and conditions, and other matters or record, including items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.**
>
> The above description is the same as in the previous deed of record.

This is improved property known as: **2232 Chickering Lane, Nashville, Tennessee 37215.**

Witness my hand this 23rd day of July, 2025.

Carolyn S. Wenzel, Trustee, The Marsh Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Beverly Sebastian, a Notary Public of said County and State, Carolyn S. Wenzel, Trustee, The Marsh Trust, 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 official seal at Nashville, Tennessee, this 23rd day of July, 2025.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ann Ralls Brown, 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 July 23, 2025 (date of document).

Signature

8/5/2025

Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 5th day of August, 2025.

Notary's Signature

My Commission Expires: September 5, 2028

Notary's Seal

