Karen Johnson Batch # 1313952 08/25/2025 11 24 59 AM Fees $17 00 Taxes $0 00 20250825-0067791 Davidson County DEEDQC 3 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of August 2025 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
THE MOORE FAMILY REVOCABLE LIVING TRUST	**SAME**	**P/O Map 114** **Parcel 300**
(NAME) **705 Warmstone Court**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Harold Moore and Nancy Moore, Husband and Wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Harold Dean Moore and Nancy Nelson Moore, Trustees of THE MOORE FAMILY REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE MOORE FAMILY REVOCABLE LIVING TRUST, Dated August 19, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Lot 24, on the Plan of Section Two, WESTCHASE, of record in Instrument No. 20030507-0061365, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NVR, Inc t/a Fox Ridge Homes by deed from Term Contractors, Inc of record in Instrument No. 20030808-0113484, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Harold Moore and Nancy Moore, Husband and Wife, from NVR Inc., a Virginia Corporation, T/A Fox Ridge Homes, by Warranty Deed dated November 14, 2003, and recorded on November 20, 2003, of record in Instrument No. 20031120-0169476, Register's Office for Davidson County, Tennessee

Said previous conveyance included for reference

The said Harold Moore and Harold Dean Moore are one in the same person for purposes of this transaction The said Nancy Moore and Nancy Nelson Moore are one in the same person for purposes of this transaction

This conveyance is made subject to

-Subject to all matters on the Plan of P U D Boundary, Westchase of record in Book 9700, Page 521, Register's Office for Davidson County, Tennessee

-Subject to all matters on the plan of Section Two, Westchase, of record as Instrument Number 20030507-0061365, Register's Office, Davidson County, Tennessee
-100'-TVA easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc , dated July 24,1997, last revised May 7,1998
-Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc , dated July 24,1997, last revised May 7,1998
-Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office, Davidson, County, Tennessee, as shown on the survey of H & H Land Surveying, Inc , dated July 24,1997, last revised May 7,1998
-Rights of ingress and egress to and from a family cemetery as set forth in section 3 of the Agreement of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc , dated July 24,1997, last revised May 7,1998
-Easement far the flow of a creek as shown on the survey of H & H Land Surveying, Inc , dated July 24,1997, last revised May 7, 1998
-Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee
-Agreement for Dedication of Sewer Line Easement of record as Instrument number 20021028-0131574, Register's Office for Davidson County, Tennessee
-Agreement for Dedication of Public Utilities Easement of record as Instrument number 20021104-0134795, Register's Office for Davidson County, Tennessee
-Subject to lien for Special assessments as contained in the restrictions
-Subject to the rights of others in and to the common areas and/or elements of Westchase
-All existing and recorded casements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities

Unimproved ( )
This is improved (X) property, known as: **705 Warmstone Court, Nashville, TN 37209.**

Witness our hands, this the 19th day of August, 2025.

Harold Moore
Harold Moore

Nancy Moore
Nancy Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold Moore** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 19th day of August, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Moore** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity

Witness my hand and official seal, this 19th day of August, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public