Karen Johnson
Batch # 1329453
10/02/2025 09 10 17 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251002-0078459

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties
No title search
No consideration

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Louise Ann Moore, Trustee Louise Ann Moore Living Trust dtd 9/15/2025 224 Riverside Dr. Nashville, TN 37206	Same	94-03-0 3

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Louise A. Moore, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **Louise Ann Moore, as Trustee of the Louise Ann Moore Living Trust dtd 9/15/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Fortland Park, Section One, as of record in Book 2663, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Luann Landrum from Amy Beth Kuzio, unmarried, and Daniel Kuzio, by Warranty Deed recorded on June 21, 2006, in Instrument No. 20060621-0074000, Register's Office for Davidson County, Tennessee. The said Luann Landrum, unmarried, conveyed a one-half undivided interest in the subject property to Lou Moore, married, by Quitclaim Deed recorded on May 9, 2008, in Instrument No. 20080509-0048191, said Register's Office. The said Lou Moore, married, conveyed her interest in the subject property to Luann Landrum, married, by Quitclaim Deed recorded on June 3, 2009, in Instrument No. 20090603-0051109, said Register's Office. The said Luann Landrum, married, conveyed a one-half undivided. interest in the subject property to Lou Moore, married, by Quitclaim Deed recorded on January 7, 2010, in Instrument No. 20100107-0001637, said Register's Office. Lewis Cris Moore, Jr., conveyed his interest to Lou Moore, a single person, by Quitclaim Deed recorded on June 7, 2011, in Instrument No. 20110607-0043465, said Register's Office. LOUISE A. MOORE is one and the same person as LOU MOORE.

Being the same property conveyed to Louise A. Moore, currently unmarried, from Luann Landrum, by Quitclaim Deed recorded 12/12/2012 of record as Instrument No. 20121212-0114327, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***224 Riverside Dr., Nashville, TN 37206***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **16th** day of **SEPTEMBER**, **2025**.

Louise Ann Moore

Louise Ann Moore, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

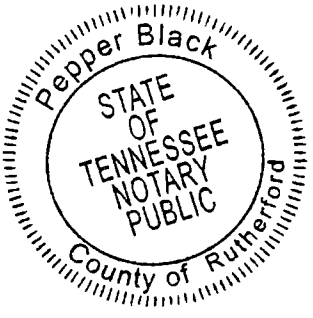
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Louise Ann Moore, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **16th** day of **SEPTEMBER**, **2025**.

Pepper Black

Notary Public

My Commission Expires: 8/15/2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Louise Ann Moore

Louise Ann Moore, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **16th** day of **SEPTEMBER**, **2025**

Pepper Black

Notary Public

My Commission Expires: 8/15/2026

