Name and Address of New Owner:
Hunter Moore
8811 Old Charlotte Pike
Pegram TN 37143
Send Tax Bills To:
Hunter Moore
8811 Old Charlotte Pike
Pegram TN 37143
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1362849 DEEDQC
12/30/2025 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251230-0103481

Map & Parcel No: 112-00-0-045-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Margaret M. Ingold,** "the Grantor," convey and quitclaim any interest they have unto **Hunter Moore,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in the 9 Civil District of Davidson County, Tennessee, being more particularly described according to a survey by John Kohl and Company, dated December 21, 1979, as follows:
>
> Beginning at an iron pin in the center of Old Charlotte Road or Pike at the Southwesterly corner of the property conveyed to John F. Randles of record in Book 4826, page 926, said Register's Office, said pin also being at the Northwesterly corner of the herein described tract; thence with the center of said road, South 64 degrees West 155 feet, (145 feet field measure), to an iron pin in the Northwesterly corner of the property conveyed to Charles H. Hulan of record in Book 4634, page 557, said Register's Office; thence leaving the center of Old Charlotte Road or Pike with Hulan's Northeasterly line, South 40 degrees East 1,085 feet to a point; thence North 37 degrees East 155 feet to the Northeasterly corner of the Randles property; thence with Randles' Southwesterly line North 40 degrees West 1,010 feet to the point of beginning, containing 3.70 acres, more or less.
>
> Being the same property conveyed to Hunter C. Moore, an unmarried man and Margaret M. Ingold, a married woman, Joint Tenants with Rights of Survivorship by Warranty Deed from James Steven Fisher, single and Carroll Ann Wilson, single and Linda G. Tibbs, married dated August 15, 2022 recorded August 23, 2022 in Instrument 202208230095293, in the Register's Office for Davidson County, Tennessee.
>
> Parcel No.: 112-00-0-045-00
> Address: 8811 Old Charlotte Pike, Pegram, TN 37143

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18th day of December, 2025.

Margaret Ingold (SEAL)
Margaret M. Ingold

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Margaret M. Ingold, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of December, 2025.

WILLIAM RILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
November 8, 2027

Notary Public
My commission expires: 11/08/2027
Notarized remotely using audio-video communication technology via Proof.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 18th day of December, 2025.

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

File # 2025-8606-MA

202512300103481

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 December 18, 2025 (date of document)

Regina Sullo

Affiant Signature

December 19, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 19 day of December, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

