Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Tyler and Kathleen Moody
Address: 1400 Janie Ave
Nashville
State: TN Zip Code: 37216

Map and Parcel ID #: 61-16-312.00

Karen Johnson Davidson County
Batch# 1365992 DEEDQC
01/06/2026 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0000689

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Kathleen Corcoran Moody, a married woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Tyler A. Moody and Kathleen C. Moody, Trustees of the Moody Family Trust dated December 12, 2025, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in in Davidson County, Tennessee, being Lot No. 21 on the Plan of Country Club Estates, Block "E" as of record in Book 843, Page 95 in the Register's Office for Davidson County, Tennessee, described as follows:

Said lot No. 21 fronts 75 feet on the westerly side of Janie Avenue and runs back between parallel lines, with the southerly margin of Murray Place, 175 feet to a dead line.

Being the same property conveyed to Scott Corcoran Moody, Trustee of the Trust for the Benefit of Kathleen Corcoran Moody, dated December 21, 1993 by Warranty Deed from James Christopher Wright, married, dated September 30, 2021 and recorded on October 5, 2021 in Instrument No. 20211005-0133489, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1400 Janie Ave, Nashville, TN 37216

Being same property conveyed in Instrument 20250220-0012462

Grantor's Signature

Kathleen Corcoran Moody

Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen Corcoran Moody whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of December, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 12th day of December, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 12/12/25 (date of document).

Affiant Signature

12/12/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

