THIS INSTRUMENT PREPARED BY: **Anne D. Waters** **Attorney at Law** 101 Winners Circle N. Brentwood, Tennessee 37027 (615) 373-3771 Karen Johnson Davidson County Batch # 1373481 DEEDQC 01/30/2026 09:56:11 AM 3 pgs Fees: $17.00 Taxes: $0.00 20260130-0006527	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00. Kelley M. Moore Kelley M. Moore, Affiant Subscribed and sworn to before me this 20 day of January, 2026. ANNE D WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My commission expires: 3/20/28 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address New Owners as Follows:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
John C. Moore and Kelley M. Moore, Trustees Moore Community Property Trust 1011 Barrel Springs Hollow Road Franklin, TN 37069	Same	Map 081 Group 06 0 Parcel 363.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Kelley M. Moore and John C. Moore, Wife and Husband, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby release, remise and quitclaim all right, title and interest in and to a certain tract or parcel of land in Williamson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to John C. Moore and Kelley M. Moore, in their capacities as Trustees of the Moore Community Property Trust, and its beneficiaries, heirs and assigns.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as January affect the premises.

WITNESS our hands this the 20th day of January, 2026.

John C. Moore

Kelley M. Moore

Kelley M. Moore

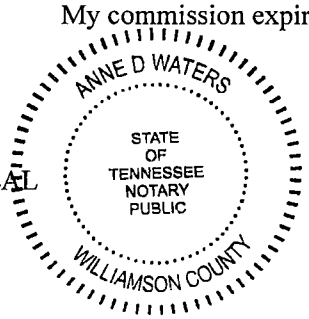
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Moore, with whom I am personally acquainted (or who proved their identity to my satisfaction), and who acknowledged that he executed the within instrument for the purposes therein contained, on this the 20 day of January, 2026.

My commission expires: 3/20/28

Notary Public

SEAL



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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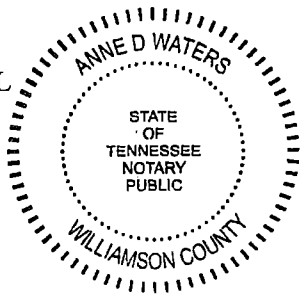


EXHIBIT A

LEGAL DESCRIPTION

Land in the 18th formerly the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, and described as follows:

Beginning on the Northerly margin of Seifried Street at a point of 150 feet of the Westerly margin of 24th Avenue, North, said point of being the Southwest comer of the property conveyed to Charlie Earl Sharp and wife, Martha Ann Sharp, by deed from Raymond Chester Bailey and wife, of record in Book 1324, page 330, said Register's Office thence, with Sharp's Westerly line, Northwardly 150 feet to the Southerly margin of an alley; thence with said alley, Westwardly 50 feet; thence Southwardly 150 feet to the Northerly margin of Seifried Street, thence, with said street Eastwardly 50 feet to the beginning.

Being the same property conveyed to John Cleveland Moore and Kelley McCaffrey Moore, husband and wife, by Warranty Deed dated January 27, 2022, from Amy L. Beale and Scott Beale, wife and husband, of record in Deed Warranty Book, document number 20220131-0010832, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TAX PARCEL Map 081 Group 06 0 Parcel 363.00

The real property conveyed hereby is improved property known as 2404 Seifried Street, Nashville, Tennessee 37208.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.