QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/5/2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1383835 DEEDQC
02/20/2026 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260220-0013790

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ian Moore	**Ian Moore**	**11801000700**
1411 Beechwood Avenue Nashville, Tennessee 37212	**1411 Beechwood Avenue Nashville, Tennessee 37212**	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of November, 2025, the undersigned, **MICHAEL R. MOORE AND STEPHANIE MOORE**, Husband and Wife (individually and collectively, the "*Grantor*"), have bargained and sold, and by these presents do transfer and quitclaim to **IAN MOORE** (the "*Grantee*"), in fee simple absolute, all the Grantee's successors and/or assigns, all of the Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON** state of **TENNESSEE**, having an address of **1411 BEECHWOOD AVENUE, NASHVILLE, TENNESSEE 37212** (the "*Property*"), and being more particularly described as follows:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 94 on the Plan of Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50.0 feet on the southerly side of Beechwood Avenue and extends back between parallel lines along the east margin of 15th Avenue, South, 188.0 feet to an alley.

Being the same property conveyed to Michael R. Moore and Stephanie Moore, Husband and Wife, from John Wesbter, III, and Gina R. Cottle, Husband and Wife, by Quitclaim Deed dated December 28, 2023, recorded on January 2, 2024, and of record as Instrument No. 20240102-0000085 in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1411 Beechwood Avenue. Nashville. Tennessee 37212.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 21 day of ~~October~~ November, 2025.

GRANTOR: MICHAEL R. MOORE

SIGNER: Michael R. Moore

GRANTOR: STEPHANIE MOORE

SIGNER: Stephanie Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Michael R. Moore and Stephanie Moore,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this __ day of ~~October~~ November, 2025.

Notary Public

1-22-2029
My Commission Expires

CRYSTAL HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 November 21, 2025.

Affiant Signature

2/20/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

