Karen Johnson
Batch # 1393785
03/17/2026 08:50:51 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260317-0021028

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Teresa Marie Moss 3519 McGavock Pike Nashville, TN 37217	Same	134 01 0 026.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in the case styled Phillip Evan Moss v. Teresa Marie Moss, Davidson County Third Circuit Court No. 25D-390, and the actual consideration given for the transfer is $0.00.

BROOKE A. USHER
STATE OF TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-202

Phillip Evan Moss
Affiant

SUBSCRIBED AND SWORN TO before me this 5th day of February, 2026.

Notary Public

My Commission Expires:

WHEREAS, Phillip Evan Moss ("Grantor") and Teresa Marie Moss ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in the case styled Phillip Evan Moss v. Teresa Marie Moss, Davidson County Third Circuit Court No. 25D-390; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Phillip Evan Moss, the Grantor, does hereby convey, remise, release and forever quitclaim unto Teresa Marie Moss, the Grantee, her heirs and assigns, all of his legal, marital or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows, and any interest Grantor may have therein is hereby divested from him and vested in the Grantee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Curreywood Acres, Section I, of record in Plat Book 2133, Page 109-110, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Phillip Evan Moss and Teresa Moss, husband and wife, by Warranty Deed of record at Instrument No. 20160202-0009900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by and accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 3219 McGavock Pike, Nashville, TN 37217.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 5th day of February, 2026.

PHILLIP EVAN MOSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PHILLIP EVAN MOSS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of Feb., 2026.

Notary Public

My commission expires: 7-6-26

BROOKE A. USHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026