This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1409660 DEEDQC
04/22/2026 09:28:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260422-0033114

New Owner:	Send Tax Bill:	Map/Parcel
Helen Lewis Moore, Trustee of the Helen Lewis Moore 2018 Living Trust dated December 6, 2018, and any amendments thereto 625 Hill Road Brentwood, TN 37027	Same as new owner	133 11 0 188.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

AFFIANT

Sworn to and subscribed before me this 21st day of April 2026.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RICHARD MOORE** and **HELEN MOORE**, (Grantors), as husband and wife, by these present do hereby quitclaim and convey unto **HELEN LEWIS MOORE, TRUSTEE OF THE HELEN LEWIS MOORE 2018 LIVING TRUST DATED DECEMBER 6, 2018, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all our right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Section Three, Valley View Meadows, of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Moore and wife, Helen Moore, by deed from Philip M. Hefley and Vicki C. Haley, Trustees of the Philip M. Hefley Vicki C. Hefley Living Trust, of record in Instrument No. 20160301-0019422, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property known as 3708 Valley Ridge Drive, Nashville, TN 37211.

This Conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS MY HAND this 21st day of April, 2026.

By: _____
RICHARD MOORE

By: _____
HELEN MOORE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD MOORE and LINDA MOORE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 21st day of April, 2026.

_____
NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029