Karen Johnson
Batch # 1417878
05/08/2026 10:38:20 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260508-0041512

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me this the 18 day of March 2026

Affiant: Chloe Iselin Moreno

Notary Public: [signature]

My commission expires: 03-09-2027

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Chloe Iselin Moreno	Same	081 06 0 262.00

FOR AND IN CONSIDERATION of ten dollars ($10.00) and for the express purpose of dividing property between spouses in a divorce action in the Circuit Court for Davidson County, Tennessee, #26D-253, pursuant to the Marital Dissolution Agreement filed in said divorce case, and for the purpose of conveying all my right, title, and interest in the subject real property described herein below, I, **ANTHONY SCOTT MORENO**, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey all of my right, title, equity, and interest unto **CHLOE ISELIN MORENO**, hereinafter referred to as Grantee, her successors and assigns, all of my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Carolann Acres of record in Book 2083, page 30, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the east side of 26th Avenue North and runs back between lines 231.3 feet on the north line and 231.1 feet on the south line to a dead line in the rear on which it measure 60 feet.

Being a portion of the same property conveyed to Miss Jenny's Boarding House, LLC, a limited liability company by Quitclaim Deed from Weatherford Enterprises I, LLC, a

Tennessee limited liability company of record in Instrument No. 20170519-0050058, Register's Office for Davidson County, Tennessee.

And, being the same property conveyed to Anthony Scott Moreno by warranty deed from Miss Jenny's Boarding House, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20201222-0152115, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is the same description as in the previous deed of record.

This is improved property known as: **2006 26th Ave.,North, Nashville, TN 37228**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 18th day of March 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ANTHONY SCOTT MORENO - Grantor

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANTHONY SCOTT MORENO**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 18 day of March 2026.

NOTARY PUBLIC: _____

My commission expires: 03-09-2027