Karen Johnson Davidson County
Batch# 1419457 DEEDQC
05/12/2026 03:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260512-0042804

This Instrument Prepared By:

Michael R. Griffin
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 12th day of May, 2026.

Notary Public

My Commission Expires: 11-5-29

LYNNE JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2029

Address New Owners As Follows:
Randolph A. Moore, Trustee
4 Wentworth Place
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
173-09-0A-302.00CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **RANDOLPH MOORE and MELODY HICKMAN MOORE, husband and wife** (collectively "Grantors"), 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 of which is hereby acknowledged, hereby release, remise, quitclaim and give unto **RANDOLPH A. MOORE, TRUSTEE OF THE MOORE COMMUNITY PROPERTY TRUST U/A/D JUNE 23, 2022** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, in the

Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

Being the same property conveyed to Randolph Moore and Melody Hickman Moore, husband and wife and Kristen Pell, unmarried, as tenants in common with expressed rights of survivorship, by deed from Bonita Kolb, an unmarried woman, of record as Instrument No. 20200625-0068614, Register's Office for Davidson County, Tennessee. The said Kristen Pell, n/k/a Kristen Moore, quitclaimed all her right, title and interest in the subject property to Randolph Moore and Melody Hickman Moore, husband and wife, by deed of record as Instrument No. 202605120042803, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 819 Hobbit Lane, Nashville, TN 37211.

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

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 12 day of MAY, 2026.

GRANTORS:

Randolph Moore

Melody Hickman Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **RANDOLPH MOORE**, 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, at office, this 12 day of MAY, 2026.

Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MELODY HICKMAN MOORE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of MAY, 2026.

Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2028

True Copy Certification

I, Michael R. Griffin, 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 MAY 12, 2026.

Affiant Signature

Date: MAY 12, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of May, 2026.

Notary's Signature

My Commission Expires: 11-5-29

Notary's Seal

LYNNE JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2029