Karen Johnson Davidson County
Batch # 1421690 DEEDQC
05/18/2026 10:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260518-0044243

THIS INSTRUMENT PREPARED BY:
Frank Ross Brazil
Brazil Clark, PLLC
760 E. Argyle Ave.
Nashville, TN 37203

AFTER RECORDING RETURN TO:
Frank Ross Brazil
Brazil Clark, PLLC
760 E. Argyle Ave.
Nashville, TN 37203

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **JAMES ROBERT MOSELEY, III** and **DAYNA CURTIS MOSELEY**, husband and wife, of 1495B Woodmont Boulevard, Nashville, TN 37215 (collectively, "Grantors"), for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, release, and forever quitclaim unto:

> **JAMES ROBERT MOSELEY, III** and **DAYNA CURTIS MOSELEY**, as Co-Trustees of **THE MOSELEY FAMILY TRUST, dated May 13, 2026**, and their successors in trust (collectively, the "Grantees"), of 1495B Woodmont Boulevard, Nashville, TN 37215,

all of Grantors' right, title, claim, and interest in and to the following described real property located in Davidson County, Tennessee:

LEGAL DESCRIPTION

Being Unit B of the Townhomes at 1495 Woodmont Boulevard, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Townhomes at 1495 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated § 66-27-103(b) of record as Instrument No. 20160317-0025481, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at 1495 Woodmont Boulevard, a Horizontal Property

Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20160317-0025481, and Bylaws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to James Robert Moseley, III and Dayna Curtis Moseley, husband and wife, by Special Warranty Deed from Barlow Builders, LLC, a Tennessee limited liability company, dated February 28, 2020, of record as Instrument No. 20200302-0022737, Register's Office for Davidson County, Tennessee.

Commonly known as: 1495B Woodmont Boulevard, Nashville, TN 37215
Map & Parcel: 117 12 0U 002.00

This conveyance is made subject to the following:

1. Davidson County ad valorem taxes for the year 2026, a lien not yet due and payable, which Grantees assume and agree to pay.

2. All matters appearing on the Plan of Block A, Galecrest No. 2 part of Noel's Lands of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.

3. All provisions of the Tennessee Horizontal Property Act as set out in Tenn. Code Ann. § 66-27-101 et seq., the By-Laws and Charter for the administration thereof, easements, rights and interests in favor of other unit owners and all utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, and all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed for Townhomes at 1495 Woodmont Boulevard of record as Instrument No. 20160317-0025481, said Register's Office.

4. Assignment of Developer's Rights of record as Instrument No. 20170808-0081265, said Register's Office.

5. The encroachment of a portion of the neighbor's driveway and shed along the West boundary line of the subject property and the potential rights and claims of the owner of said adjacent property.

6. All other easements, restrictions, reservations, covenants, conditions, and rights-of-way of record affecting the property.

Trustee Powers; Reliance. The Grantees, as Co-Trustees, are hereby vested with full power and authority to hold, manage, sell, convey, exchange, mortgage, lease, encumber, partition, and otherwise dispose of the

property described herein as the Co-Trustees may deem advisable. Any person or entity dealing with the Co-Trustees may rely conclusively upon the authority of the Co-Trustees without inquiry into the terms of the Trust, and may treat any conveyance, encumbrance, or other instrument executed by either Co-Trustee acting alone (or by the survivor or any successor Trustee) as fully binding upon the Trust pursuant to Tenn. Code Ann. § 35-15-1013.

Tenancy by the Entirety Preservation. Immediately prior to this conveyance, the Grantors held title to the above-described property as tenants by the entirety. It is the express intent of the Grantors that the property hereby conveyed shall be held by the Co-Trustees under the terms of The Moseley Family Trust, dated May 13, 2026, and that, pursuant to Section 1.4 of said Trust Agreement, the property shall retain its character as tenancy by the entirety property to the maximum extent permitted by law. The Grantors are the sole settlors and sole current beneficiaries of the Trust during their joint lives, and the Trust is revocable by either Settlor acting alone or by the Settlors jointly.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 18th day of May, 2026.

JAMES ROBERT MOSELEY, III

DAYNA CURTIS MOSELEY

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared **JAMES ROBERT MOSELEY, III** and **DAYNA CURTIS MOSELEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 18 day of May, 2026.



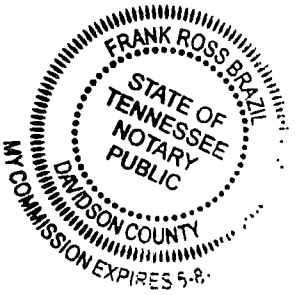
Notary Public
My Commission Expires: 5/8/2029

JURAT

STATE OF TENNESSEE
COUNTY OF Davidson

I, JAMES ROBERT MOSELEY III, being first duly sworn, do hereby make oath that I am the Grantee (or the agent of the Grantee) named in the within deed, and that the actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant



Sworn to and subscribed before me this 18 day of May, 2026.

Notary Public
My Commission Expires: 5/8/2029

Name and Address of New Owners and Mail Tax Notices To:
James Robert Moseley, III and Dayna Curtis Moseley,
Co-Trustees of The Moseley Family Trust
1495B Woodmont Boulevard
Nashville, TN 37215