This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1424072 DEEDQC
05/22/2026 08:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260522-0046711

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Marshall William Moser, Jr. 5509 Clovercrest Dr. Brentwood, TN 37027	SAME	146 04 0 014.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, We, **PAUL WILLIAM MOSER AND DAVID MICHAEL MOSER,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **MARSHALL WILLIAM MOSER, JR.,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 787 on the Plan of CALDWELL HALL, SECTION THIRTEEN, of record in Plat Book 3300, Page 66, Register's Office for said County.

Said Lot No. 787 fronts 37.78 feet on the Southerly side of Timberhill Court and runs back 150.15 feet on the Northwesterly line and 135.24 feet on the Southeasterly line to a dead line, which is a broken line, on which it measures 171.05 feet.

Being the same property conveyed to Marshall William Moser and wife, Mary Elizabeth Moser, by Warranty Deed from Alvin U. Nunley and wife, Ada A. Nunley, of record in Book 4232, Page 441, in the Register's Office of Davidson County, Tennessee, dated April 23, 1968, and recorded May 02, 1968. The said Mary Elizabeth Moser died on December 13, 1973, and her interest vested in Marshall William Moser as tenant by the entirety. He died testate on December 10, 1984 and his estate was administered in the Probate Court for Davidson County, Tennessee under Docket No.75881. The Grantors and the Grantee were the only devisees in said will. The Grantors are hereby conveying their interest in this real property to Grantee so that he is the sole owner in fee simple.

Subject to all matters of record affecting the premises.

This is property known as: 4719 Timberhill Court, Nashville, TN 37211

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of May, 2026.

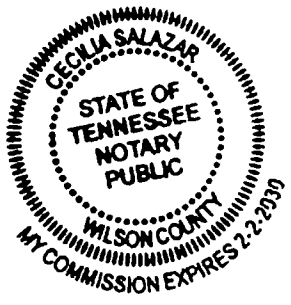
DAVID MICHAEL MOSER

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 DAVID MICHAEL MOSER, 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 seal on this 19th day of May, 2026.

Notary Public



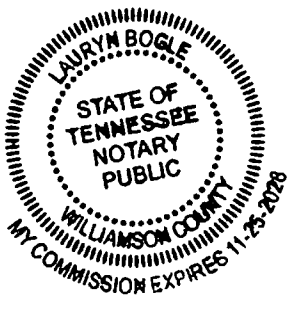
IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of May, 2026.

PAUL WILLIAM MOSER

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 PAUL WILLIAM MOSER, 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 seal on this 14 day of May, 2026.



Notary Public

STATE OF TENESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2026.

Notary Public

MICHELLE OSBORNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 5, 2029
COUNTY OF MACON

Certificate of Authenticity

I, Dylan Potter, 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 5/21/2026.

Date

Affiant Signature

5/21/2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 3/5/29

Date

Notary's Seal (if on paper)

MICHELLE OSBORNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 5, 2029
COUNTY OF MACON