QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1426755 DEEDQC
05/29/2026 03:39:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260529-0048881

G-PM-26-3201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marisa A. Moore and Jacob Nalepa and Steven D. Moore and Rebecca Moore	NEW OWNER	
(NAME)	(NAME)	**096-11-0-119.00**
3201 Cloverwood Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN D. MOORE, A MARRIED MAN, AND YVONNE HURST F/K/A YVONNE GALLAGHER, A MARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARISA A. MOORE AND JACOB NALEPA, WIFE AND HUSBAND, AND STEVEN D. MOORE AND REBECCA MOORE, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 50 on the plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County, as follows:

Beginning at a point in the West margin of Truxton Drive, at the corner of Lots 50 and 51; thence with the line between said lots, Westerly 144.7 feet to a point; thence Northerly 102.1 feet to the South margin of Cloverwood Drive; thence with the margin of the same Easterly 108.3 feet to the beginning of a curve; thence around said curve, Southeasterly 40 feet in the west margin of Truxton Drive; thence with the margin of the same, Southerly 77.4 feet to the point of beginning.

Being the same property conveyed to Phillip D. Moore and wife, Delcie D. Moore by Warranty Deed from Gwenden Lee Davis and wife, Betty Jo Davis of record in Book 4333, Page 228, Register's Office for Davidson County, Tennessee, dated May 12, 1969 and recorded on May 15, 1969.

Delcie D. Moore died on October 31, 2013.

Being the same property conveyed to Steven D. Moore married, and Yvonne Gallagher, unmarried by Quitclaim (Reservation of Life Estate in Grantor) Deed from Phillip D. Moore, unmarried of record in Instrument No. 20140609-0049861 Register's Office for Davidson County, Tennessee, dated June 03, 2014 and recorded on June 09, 2014.

The said Phillip D. Moore having since died on September 18, 2015.

The said property has never been the primary marital residence of the Grantors.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3201 Cloverwood Drive, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 22 day of May, 2026

Steven D. Moore

Yvonne Hurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of May, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of May, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:

Rudy Title and Escrow LLC
2012 21st Ave S
Nashville, TN 37212