Karen Johnson Davidson County
Batch # 1428035 DEEDQC
06/04/2026 02:32:57 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260604-0050638

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

MORONEY LAW GROUP, PLLC
1033 Demonbreun St., Suite 300
Nashville, Tennessee 37203
Attn: Jennifer Moroney

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
The Moral Trust of 2026 4425 Westlawn Drive, A300 Nashville, TN 37209	The Moral Trust of 2026 4425 Westlawn Drive, A300 Nashville, TN 37209	103-08-0A-017.00-CO

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, LUIS ANDRE MORAL and ROSA NEUMANE-MORAL do hereby grant, bargain, transfer, convey, and forever quitclaim unto THE MORAL TRUST OF 2026 ("Grantee"), and its successors and assigns, all of Grantor's right, title, and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm, Moroney Law Group, PLLC, disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 20th day of May, 2026.

GRANTORS:

LUIS ANDRES MORAL

ROSA NEUMANE-MORAL

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss.

On this 20th day of May 2026, before me, the undersigned notary public, personally appeared, **Luis Andres Moral and Rosa Neumane-Moral** aforesaid proved to me through satisfactory evidence of identification, which were MA Driver's Licenses, to be the persons whose names are signed on the preceding document, and swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, and acknowledged to me that they signed it voluntarily as their free act and deed.

TIFFANY R. FRYAR
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 17, 2032

Notary Public: Tiffany R. Fryar

My commission expires: 9/17/2032

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF PLYMOUTH, ss.

I hereby swear and affirm that the actual consideration for this transfer is $1.00.

AFFIANT-GRANTEE:

THE MORAL TRUST OF 2026

LUIS ANDRES MORAL, CO-TRUSTEE
OF THE MORAL TRUST OF 2026

Sworn to and subscribed before me
this the 20th day of May 2026.

Notary Public: Tiffany R. Logan

My commission expires: 9/17/2032

TIFFANY R. FRYAR
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 17, 2032

EXHIBIT "A"

Tax Parcel 103-08-0A-017.00-CO (4425 Westlawn Drive, A300, Nashville, Tennessee 37209)

Being a certain Condominium Apartment known as Unit A-300 on the plan of Westlawn Green, of record in Book 5200, Pages 20-24, said Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luis Andres Moral and Rosa Neumane-Moral, husband and wife, as tenants by the entirety, by Warranty Deed from Billy Brookshire and Dana Childers Brookshire, aka Dana Lea Brookshire, husband and wife, dated December 2, 2025, of record in Instrument No. 20251202-0095519, Register's Office for Davidson County, Tennessee,

No boundary survey of the within tract or parcel was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.