Karen Johnson
Batch # 1449120
07/20/2026 10:38:58 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260720-0065245

NAME AND ADDRESS OF NEW OWNER:
Meredith Ashley Montas
Carlos Joel Montas
2819 Dunmore Drive
Nashville, Tennessee 37214

SEND TAX NOTICES TO:
Owners

THIS INSTRUMENT PR
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel: 096-10-0-160.00

QUITCLAIM DEED

This instrument made and entered into on this the 16 day of June, 2026, by and between **Meredith A. Moseley (n/k/a Meredith Ashley Montas)**, Party of the First Part, and **Meredith Ashley Montas** and husband, **Carlos Joel Montas**, Parties of the Second Part.

WITNESSETH:

That FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Parties of the Second Part, all of her rights, title and interest in and to a certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 46 on the plan of Twin Lawn, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Meredith A. Moseley by deed from Thomas B. Keck and wife, Rebecca R. Keck, appearing of record in Instrument Number 20160404-0031488, of the Register's Office of Davidson County, Tennessee.

This is improved property having an address of 2819 Dunmore Drive, Nashville, Tennessee 37214.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This document was prepared without the benefit of a title examination. The preparer of this document makes no representations concerning the status of title nor does the preparer assume any liability for defects in title. The preparer has relied solely upon the representations and information provided by the parties hereto.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set her signature, on the day and date first above written.

Meredith A. Moseley
(n/k/a Meredith Ashley Montas)

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 16 day of June, 2026, before me personally appeared Meredith A. Moseley (n/k/a Meredith Ashley Montas), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Quitclaim Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 16 day of June, 2026.

JOHN B. INGLESON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 10/21/28

Notary Public

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this the 16 day of June, 2026.

JOHN B. INGLESON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 10/21/28

Notary Public

P26-079