QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: 10/4/27 (AFFIX SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File #26-JJ-8811-REFI

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1459725 DEEDQC
08/14/2026 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260814-0076152

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beau Moore	**Same as New Owner**	
(NAME)	(NAME)	**112-00-0-045.00**
8811 Old Charlotte Pike	(ADDRESS)	
(ADDRESS)		
Pegram, TN 37143		
(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, **ALEXA FRANKUM, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **BEAU MOORE, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land located in the Ninth (9th) Civil District of Davidson County, Tennessee, being more particularly described according to a survey by John Kohl and Company, dated December 21, 1979, as follows:

Beginning at an iron pin in the center of Old Charlotte Road or Pike at the Southwesterly corner of the property conveyed to John F. Randles of record in Book 4826, page 926, Register's Office of Davidson County, Tennessee, said pin also being at the Northwesterly corner of the herein described tract; thence with the center of said road South 64 deg. West 155 feet (145 feet field measure), to an iron pin in the Northwesterly corner of the property conveyed to Charles H. Hulan of record in Book 4634, page 557, Register's Office of Davidson County, Tennessee; thence leaving the center of Old Charlotte Road or Pike with Hulan's Northeasterly line, South 40 deg. East 1,085 feet to a point; thence North 37 deg. East 155 feet to the Northeasterly corner of the Randles property; thence with Randles' Southwesterly line North 40 deg. West 1,010 feet to the Point of Beginning.

Being the same property conveyed to Hunter C. Moore, an unmarried man and Margaret M. Ingold, a married woman, by Warranty Deed from James Steven Fisher, single, Caroll Ann Wilson, single, and Linda G. Tlbbs, married, dated 08/15/2022 and recorded 08/23/2022 in Instrument 20220823-0095293, Register's Office of Davidson County, Tennessee. Being further conveyed to Hunter Moore by Quitclaim Deed from Margaret M. Ingold, dated 12/18/2025 and recorded 12/30/2025 in Instrument 20251230-0103481, Register's Office of Davidson County, Tennessee. Being further conveyed to 8811 Old Charlotte Pike, LLC, by Warranty Deed from Hunter Moore, unmarried, dated 01/02/2026 and recorded on 01/08/2026 in Instrument 20260108-0001585, Register's Office of Davidson County, Tennessee. Being the same property last conveyed to Beau Moore and Alexa Frankum, by Quitclaim Deed from 8811 Old Charlotte Pike, LLC, dated 01/02/2026 and recorded on 01/08/2026 in Instrument 20260108-0001829, Register's Office of Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 8811 Old Charlotte Pike, Pegram, TN 37143.

Witness my hand this the 11th day of August, 2026.

Alexa Frankum

STATE OF Tennessee

COUNTY OF Davidson

On this 11th day of August, 2026, before me personally appeared Alexa Frankum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2026.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

RETURN TO:
Beau Moore
8811 Old Charlotte Pike
Pegram, TN 37143

True Copy Certification

I, **Jodi Jackson,** 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 this the 11 day of August, 2026.

Affiant Signature
Date 8/11/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

