Karen Johnson Davidson County
Batch# 1464256 DEEDQC
08/26/2026 08:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260826-0078751

AFTER RECORDING RETURN TO:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128
File No. 2085671

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 060-16-0-016-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 13th day of August, 20 26 by and between **JANICE E. MOORE, widow, individually and as surviving spouse of ROBERT EARL MOORE, deceased,** residing at 2820 Alhambra Circle, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **JANICE E. MOORE, widow,** residing at 2820 Alhambra Circle, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2820 Alhambra Circle, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/02/1998 under Book 11138 Page 733 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Janice E. Moore

JANICE E. MOORE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JANICE E. MOORE** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

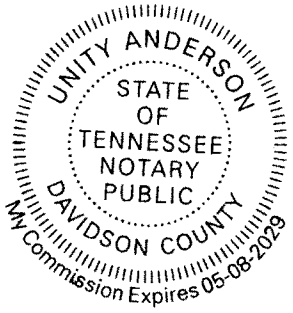
Witness my hand and seal, at office in Nashville, TN, this 13th day of August, 20 26.

Unity Anderson

Notary Public

My Commission expires: May 8, 2029

No title exam performed by the preparer. Legal description and party's names provided by the party.



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Janice Moore
Affiant

Print Name: Janice E. Moore

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 13th day of August, 2026.

Unity Anderson
Notary Public
My Commission Expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Name and address for person(s) responsible for taxes:

JANICE E. MOORE
2820 Alhambra Circle
Nashville, TN 37207

Name and address of property owner:

JANICE E. MOORE
2820 Alhambra Circle
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE-HALF OF LOT NO. 71 AND ALL OF LOT NOS. 72 AND 73 ON THE PLAN OF CAPITOL VIEW SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 974, PAGES 52 AND 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: SAID NORTHERLY ONE-HALF OF LOT NO. 71 FRONTS 40 FEET ON THE WESTERLY SIDE OF ALHAMBRA CIRCLE AND RUNS BACK BETWEEN LINES MEASURING 255.5 FEET ON THE NORTH AND 250.5 FEET MORE OR LESS ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 40 FEET THEREON.

SAID LOT NO. 72 FRONTS 80 FEET ON THE WESTERLY SIDE OF ALHAMBRA CIRCLE AND RUNS BACK BETWEEN LINES MEASURING 265.4 FEET ON THE NORTH LINE AND 255.4 FEET ON THE SOUTH LINE TO DEAD LINE IN THE REAR MEASURING 80 FEET THEREON.

SAID LOT NO. 73 FRONTS 80 FEET ON THE WESTERLY SIDE OF ALHAMBRA CIRCLE AND RUNS BACK BETWEEN LINES MEASURING 207.2 FEET ON THE NORTH LINE AND 193.4 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR MEASURING 67 FEET THEREON.

Parcel ID: 060-16-0-016-00

Property commonly known as: 2820 Alhambra Circle, Nashville, TN 37207

JANICE E MOORE, SURVIVING TENANT BY THE ENTIRETY OF ROBERT EARL MOORE, WHO DIED NOVEMBER 12, 2024, BEING PROPERTY CONVEYED TO ROBERT EARL MOORE AND WIFE JANICE E MOORE BY DEED DATED SEPTEMBER 9, 1998, RECORDED IN BOOK 11138, PAGE 733 AT THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, 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 August 13, 2026 (date of document)

Affiant Signature - Angelia Webb
Date: August 14 2026

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 14 day of August, 2026.

Notary Public

MARY JOYCE PERDOK
Notary Public
State of Ohio
My Comm. Expires
April 20, 2031

My Commission Expires: 04/20/2031

Notary Seal