BILL GARRETT, Davidson County
Trans:T20120020867 DEEDQC
Recvd: 03/22/12 13:57 3 pgs
Fees:17.00 Taxes:0.00

20120322-0024471

THIS DOCUMENT PREPARED BY JEFFREY MOBLEY Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me this 15th day of March, 2012. Notary Public My Commission Expires: My Commission Expires MAY 8, 2012

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Carly Kear and/or Joshua Kear, Trustees The Carly Kear Living Trust 3624 Westbrook Ave. Nashville, TN 37205	SAME	104 05 0 216.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, We, Joshua Kear and Carly Kear, hereinafter called the Grantors, hereby remise, release and quitclaim all of our right, title and interest in the real property in the State of Tennessee more particularly described on Exhibit A attached hereto, and incorporated herein by reference, unto **Carly Kear and/or Joshua Kear, Trustees of The Carly Kear Living Trust, established by the Revocable Trust Agreement of Carly Kear, dated January 16, 2012**, as amended from time to time, and to their successors in trust, with full power to

sell, transfer, mortgage and convey without the signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS our hands this 14th day of March, 2012.

Carly Kear

Carly Kear

Joshua Kear

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carly Kear, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2012.

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

My Commission Expires: 7/6/2015

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Kear, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2012.

My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 491 and the westerly 5 feet of Lot No. 492 on the map of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 491 and 492 front together 50 feet on the northerly side of Westbrook Avenue and run back between parallel lines 201 feet, more or less, to an alley.

Being the same property conveyed to Joshua P. Kear and wife, Carly L. Kear, by Warranty Deed dated July 27, 2007, from Tia M. Sillers and husband, Mark O. Selby, of record in Instrument No. 20070727-0089709, Register's Office for Davidson County, Tennessee.

This is improved property known as 3624 Westbrook Ave., Nashville, TN 37205.