Bill Garrett Davidson County
Batch# 16924 DEEDQC
10/23/2017 03:29:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171023-0108533

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Elizabeth Housholder James, Affiant<br><br>Subscribed and sworn to before me, this 17th day of October, 2017.<br><br>Notary Public<br>My Commission Expires: |

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm Expires January 8, 2019

| Address of new owner: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| Elizabeth Housholder James, Trustee<br>402 Hillwood Boulevard<br>Nashville, Tennessee 37205 | SAME | 103 13 0 008.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Elizabeth Housholder James, who is one and the same person as Betty H. James, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-

vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Elizabeth Housholder James, Trustee of the Elizabeth Housholder James Living Trust, established by the Revocable Trust Agreement of Elizabeth Housholder James dated October 17, 2017**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 17th day of October, 2017.

Elizabeth Housholder James

**Elizabeth Housholder James**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Housholder James, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of October, 2017.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Alice M. Bo

Notary Public

**EXHIBIT A**

**Legal Description**

Tract 1:

Land in Davidson County, Tennessee, being a lot of land in Hillwood Estates subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 5, 1950, as follows:

Beginning on the northerly margin of Hill wood Boulevard, 200 feet west of the westerly margin of Trail "B" on Price Road; thence with the northerly margin of Hill wood Boulevard, North 59 deg. 30 min. West 200 feet; thence North 17 deg. 40 min. East 300 feet; thence South 59 deg. 30 min. East 254 feet; thence South 27 deg. 30 min. West 300 feet to the northerly margin of Hill wood Boulevard, the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 12, Section I, of Hill wood Estates, as of record in Book 1835, page 117, Register's Office of Davidson County, Tennessee, and described according to a survey made by Z. J. Wilkinson, Surveyor, February 13, 1957.

Beginning at a point in the West line of Lot No. 12, Section One, Hillwood Estates, said point being in the East line of White Lot 155 feet from monument of Southwest comer of Lot No. 12 and running with line between Lot No. 12 and White Lot North 27 degrees 30 minutes East 65.7 feet to an iron pin; thence South 2 degrees 30 minutes West 23.7 feet to Northwest comer of stone wall; thence with West line of wall South 35 degrees West 26.7 feet to the Southwest comer of wall; thence South 48 degrees West 18.7 feet to the beginning.

Being the same property conveyed to Betty H. James by deed from Betty Housholder James, individually, as to a one-fourth (1/4) undivided interest, Alan C. Housholder, individually, as to a one-fourth (1/4) undivided interest, Betty Housholder James, Co-Executor of the Estate of Elizabeth Cook Housholder, Alan C. Housholder, Co-Executor of the Estate of Elizabeth Cook Housholder, Betty H. James, Trustee of Elizabeth C. Housholder Trust #1, 2 and 3, as to a one-fourth (1/4) undivided interest, Betty H. James, Trustee of Elizabeth C. Housholder Trust #4, 5 and 6, as to a one-fourth (1/4) undivided interest, pursuant to the Will of Elizabeth C. Housholder, deceased, of record as Instrument No. 20150304-0018969, Register's Office for Davidson County, Tennessee.

Elizabeth Housholder James, Betty Housholder James, and Betty H. James are one and the same person.

This is improved property known as 402 Hillwood Boulevard, Nashville, Tennessee 37205.