Bill Garrett Davidson County
Batch# 19105 DEEDQC
10/27/2017 04:02:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171027-0110620

FROM:

JOSHUA PETER KEAR AND WIFE, CARLY LYNNE KEAR

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

JOSHUA PETER KEAR AND CARLY LYNNE KEAR, AS TENANTS IN COMMON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Joshua Peter Kear, Affiant

Subscribed and sworn to before me, this 25th day of October, 2017.

Notary Public

My Commission Expires:

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

Address new owners as follows:

Joshua Peter Kear and
Carly Lynne Kear, tenants in common
1520 Chickering Road
Nashville, Tennessee 37215

Send Tax Bills to:

SAME

Map-Parcel Numbers:

144 09 0 033.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between

us, we, Joshua Peter Kear and wife, Carly Lynne Kear, hereby remise, release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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.

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Joshua Peter Kear and Carly Lynne Kear, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 25th day of October, 2017.

Joshua Peter Kear

Carly Lynne Kear

Jeffrey Mobley, Trustee

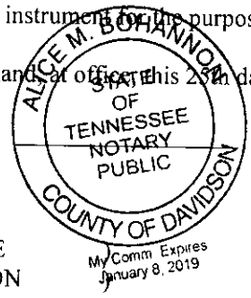
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Peter Kear and Carly Lynne Kear, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2017.

My Commission Expires: _____

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand, at office, this 25th day of October, 2017.

My Commission Expires: _____

Notary Public

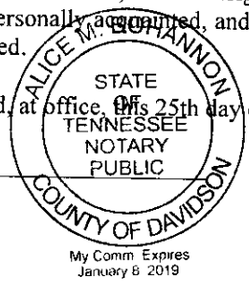


EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Chickering Woods, as of record in Plat Book 3842, Page 105, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joshua Peter Kear and Carly Lynne Kear, husband and wife, by deed from Judith C. Barr, of record in Instrument No. 20151223-0128980, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING WOODS, as recorded in Plat Book 3842, Page(s) 105.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1520 Chickering Road, Nashville, Tennessee 37215.