Bill Garrett Davidson County
Batch# 22887 **DEEDQC**
11/06/2017 03:24:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171106-0114099

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--. Jeffrey Mobley, Trustee, 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:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey Mobley, Trustee 2319 Crestmoor Road Nashville, Tennessee 37215	SAME	144 09 0 033.00

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, **Joshua Peter Kear**, as Grantor, hereby remises, releases and quitclaims unto **Jeffrey Mobley, Trustee of the HYGGE TRUST dated October 25, 2017**, as Grantee, and to his successors in trust and assigns, with full power to sell,

transfer, mortgage and convey without signature of any beneficiary, all of the Grantor's right, title and interest, consisting of an undivided one-half (50%) tenant-in-common interest, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by 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.

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

Joshua Peter Kear

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 Joshua Peter Kear, 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 25th day of October, 2017.

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

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.

Also being the same property conveyed to Jeffrey Mobley by deed from Joshua Peter Kear and wife, Carly Lynne Kear, and further conveyed to Joshua Peter Kear and Carly Lynne Kear, as equal tenants in common, by the same deed from Jeffrey Mobley, of record as Instrument No. 20171027-0110920, 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.