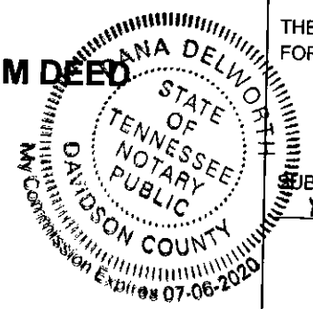
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 2017

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua P. Kear & Carly L. Kear (NAME)	**New Owner** (NAME)	
1520 Chickering Road (ADDRESS)	(ADDRESS)	**144-09-0-003.00**
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY, TRUSTEE OF THE HYGGE TRUST DATED OCTOBER 25, 2017,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSHUA P. KEAR AND CARLY L. KEAR AS TENANTS IN COMMON** (not as tenants by the entirety and not as joint tenants with rights of survivorship), hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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

Being the same property conveyed to Jeffrey Mobley, Trustee of the Hygge Trust dated October 25, 2017 by Quitclaim Deed from Joshua Peter Kear, his right, title and interest being an undivided one-half (50%) tenant-in-common interest, of record in Instrument No. 20171106-0114099, in the Register's Office for Davidson County, Tennessee. Further being the same property Jeffrey Mobley, Trustee of the Hygge Trust dated October 25, 2017 by Quitclaim Deed from Carly Lynne Kear, her right, title and interest being an undivided one-half (50%) tenant-in-common interest, of record in Instrument No. 20171106-0114108, in the Register's Office for Davidson County, Tennessee. The said Joshua Peter Kear is one and the same

Bill Garrett Davidson County
Batch# 37273 **DEEDQC**
12/15/2017 09:58:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20171215-0127840

as Joshua P. Kear. The said Carly Lynne Kear is one and the same as Carly L. Kear. The Trustee herein does hereby execute this deed to restore title back to the said Joshua P. Kear and Carly L. Kear individually for the purpose of the financing of said property under a certain Deed of Trust by and among Joshua Peter Kear and Carly Lynne Kear, husband and wife, as borrower, Larry A. Weissman, as Trustee, and SunTrust Mortgage, Inc., as Lender, said Deed of Trust being recorded simultaneously herewith. The said Joshua P. Kear and Carly L. Kear do hereby join in the execution of this deed in their individual capacities to acknowledge their consent to the same.

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

This is **improved** property known as: **1520 Chickering Road, Nashville, Tennessee 37215**

Witness our hands this the 28th day of November, 2017.

The Hygge Trust dated October 25, 2017

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, **Jeffrey Mobley, Trustee of the Hygge Trust dated October 25, 2017**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal on this the 28th day of November, 2017.

NOTARY PUBLIC

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Joshua P. Kear

Carly L. Kear

Carly L. Kear

STATE OF Tennessee)

COUNTY OF Davidson)

JOSEPH CARTER ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

Witness my hand and official seal on this the 22 day of November, 2017.

Notary Public
My Commission Expires: 11-8-2021

STATE OF Tennessee)

COUNTY OF Davidson)

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

Witness my hand and official seal on this the 22 day of November, 2017.

Notary Public
My Commission Expires: 11-8-2021

JOSEPH CARTER ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212