Bill Garrett Davidson County
Batch# 83360 DEEDQC
04/20/2018 12:48:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180420-0037492

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--. Lisa Roes Karpos Karpos, Trustee, Affiant Subscribed and sworn to before me, this 13th day of April, 2018. Notary Public's My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm Expires January 8, 2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Philip Anthony George Karpos and/or Lisa Roes Karpos, Trustees 9 Northumberland Nashville, Tennessee 37215	SAME	130 12 0A 060.00

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, Philip Anthony George Karpos and wife, Lisa Roes Karpos, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Philip Anthony George Karpos and/or Lisa Roes Karpos, Trustees of the Lisa & Philip Karpos Living Trust, established by the Revocable Trust Agreement of Philip Anthony George Karpos and Lisa Roes Karpos dated April 13, 2018**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 13th day of April, 2018.

Philip Anthony George Karpos

Lisa Roes Karpos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip Anthony George Karpos and Lisa Roes Karpos, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of April, 2018.

My Commission Expires: _____

JEFFREY MUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Notary Public

EXHIBIT A

Legal Description

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 60, NORTHUMBERLAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGES 128 AND 129, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 6386, PAGE 194, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Philip A. G. Karpos and wife, Lisa R. Karpos by deed from Bob Haley, of record as Instrument No. 20070621-0074456, Register's Office for Davidson County, Tennessee.

Philip Anthony George Karpos and Philip A. G. Karpos are one and the same person. Lisa Roes Karpos and Lisa R. Karpos are one and the same person.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT YEAR'S STATE AND COUNTY TAXES, WHICH HAVE BEEN ASSUMED BY THE GRANTEES; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 128 & 129; BOOK 6386, PAGE 194; BOOK 6377, PAGE 18; BOOK 6545, PAGE 799; BOOK 8990, PAGE 50; BOOK 11298, PAGE 935; BOOK 7663, PAGE 468; BOOK 8919, PAGE 45; BOOK 6493, PAGE 884; BOOK 7545, PAGE 405; BOOK 7841, PAGE 73; BOOK 1181, PAGE 486; BOOK 1108, PAGE 379; BOOK 2296, PAGE 303; BOOK 6434, PAGE 786; BOOK 6548, PAGE 98; BOOK 6932, PAGE 89; BOOK 6932, PAGE 138; BOOK 1130, PAGE 7; BOOK 6490, PAGE 197; INSTRUMENT NO. 20010629-0068967 & 20070615-0071702, PAGE SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is improved property known as 9 Northumberland, Nashville, Tennessee 37215.