Bill Garrett Davidson County
Batch# 88991 DEEDQC
05/07/2018 08:20:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180507-0043117

This Instrument Prepared By:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:

New Owner

New Owner is:
Joshua P. Kear & Carly L. Kear
1520 Chickering Road
Nashville, TN 37215

Map and Parcel

144-09-0-003.00

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 11th day of April, 2018.

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

Notary Public

My commission expires:

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QUITCLAIM DEED OF CORRECTION

WHEREAS, a Quitclaim Deed conveying the within described property to Joshua P. Kear and Carly L. Kear has previously been executed and put of record in Instrument No. 20171215-0127840, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Quitclaim Deed was deficient or contained errors in that it failed to reference one of the Grantors.

NOW, THEREFORE, For in the consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Jeffrey Mobley, Trustee of the Hygge Trust dated October 25, 2017 and Jeffrey Mobley, Trustee of the Hygge II Trust dated October 25, 2017, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto the said Joshua P. Kear and Carly L. Kear, as tenants in common, hereinafter referred to as 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 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 conveyed to Jeffrey Mobley, Trustee of the Hygge II 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 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 of record in Instrument No. 20171215-0127841, in the Register's Office for Davidson County, Tennessee. 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.

Witness our hands this the 11th day of April, 2018.

The Hygge Trust dated October 25, 2017

By: _____
Jeffrey Mobley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared 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 seal on this the 11th day of April, 2018.

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

My Commission Expires: _____

Lindsay Hamada
Notary Public

The Hygge II Trust dated October 25, 2017

By: _____
Jeffrey Mobley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jeffrey Mobley, Trustee of the Hygge II 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 seal on this the 11th day of April, 2018.

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

My Commission Expires: _____

Lindsay Hamada
Notary Public

Joshua P. Kear

Carly L. Kear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Joshua P. Kear, to me known (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of May, 2018.

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

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Carly L. Kear, to me known (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of May, 2018.

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

My Commission Expires:

Notary Public