Bill Garrett Davidson County
Batch# 92490 DEEDQC
05/15/2018 10:03:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180515-0046189

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 11th day of May, 2018. Notary Public My Commission Expires:

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

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey Mobley, Trustee 1520 Chickering Road Nashville, Tennessee 37215	SAME	144 09 0 003.00

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, **Carly Lynne Kear**, as Grantor, hereby remises, releases and quitclaims unto **Jeffrey Mobley, Trustee of the HYGGE II 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 19th day of January, 2018.

Carly Lynne Kear

Carly Lynne 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 Carly Lynne 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 19th day of January, 2018.

My Commission Expires:

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

Lindsay Hamada

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 P. Kear and Carly L. Kear, as tenants in common, by deed from Jeffrey Mobley, Trustee of the HYGGE Trust dated October 25, 2017, of record in Instrument No. 20171215-0127840, and corrected in Instrument No. 20180507-0043117, Register's Office for Davidson County, Tennessee.

Carly Lynne Kear and Carly L. Kear are one and the same person.

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