Bill Garrett Davidson County
Batch# 107536 DEEDQC
06/22/2018 01:52:13 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20180622-0060506

FROM:

ROBERT FRANCIS KINCAID, JR. AND WIFE, COLLEEN M. JOHNSON

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

ROBERT FRANCIS KINCAID, JR. AND COLLEEN M. JOHNSON, AS TENANTS IN COMMON

QUITCLAIM DEED

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. Affiant Subscribed and sworn to before me, this 18th day of June, 2018. Notary Public My Commission Expires:

ALICIA M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-02-2019

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Robert Francis Kincaid, Jr. and Colleen M. Johnson, tenants in common 2214 Sharondale Drive Nashville, Tennessee 37215	SAME	117 02 0 031.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between us,

we, Robert Francis Kincaid, Jr. and wife, Colleen M. Johnson, hereby remise, release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this 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.

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Robert Francis Kincaid, Jr. and Colleen M. Johnson, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

After this conveyance, such tract or parcel of land described on Exhibit A attached hereto shall be owned one-half (50%) by Robert Francis Kincaid, Jr., as a tenant-in-common, and one-half (50%) by Colleen M. Johnson, as a tenant-in-common.

WITNESS our hands this 18th day of June, 2018.

Robert Francis Kincaid, Jr.

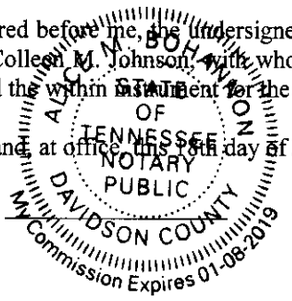
Colleen M. Johnson

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, Robert Francis Kincaid, Jr. and Colleen M. Johnson, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of June, 2018.



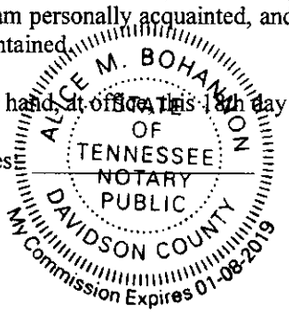
My Commission Expires:

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of June, 2018.



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 the Easterly half of Lot No. 13 on the Plan of Sharondale Subdivision of record in Plat Book 332, Page 19, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the Northeasterly side of Sharondale Drive and runs back between lines 390 feet more or less on the Easterly line and 400 feet more or less on the Westerly line to the right-of-way of the Tennessee Central Railroad, on which it measures 50 feet.

Included in the above description by expressly excluded from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation of record in Book 4795, page 446, said Register's Office.

Being the same property conveyed to Robert Kincaid and Colleen Johnson, as husband and wife, by deed from Robert Kincaid, married, of record as Instrument No. 20170928-0099223, Register's Office for Davidson County, Tennessee.

Robert Francis Kincaid, Jr. and Robert Kincaid are one and the same person. Colleen M. Johnson and Colleen Johnson are one and the same person.

This is improved property known as 2214 Sharondale Drive, Nashville, Tennessee 37215.