Karen Johnson Davidson County
Batch# 189029 DEEDQC
01/28/2019 03:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190128-0008229

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--. Larry G. Edgmon, Trustee, Affiant Subscribed and sworn to before me this 22nd day of January, 2019. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Larry G. Edgmon and/or Suzanne Edgmon, Trustees 2525 Hessey Pass Mount Juliet, Tennessee 37122	SAME	110 03 0A 011.00

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, Larry G. Edgmon and wife, Suzanne Edgmon, 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 **Larry G. Edgmon and/or Suzanne Edgmon, Trustees of the Larry & Suzanne Edgmon Living Trust, established by the Revocable Trust Agreement of Larry G. Edgmon and Suzanne Edgmon dated January 22, 2019**, 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 22nd day of January, 2019.

Larry G. Edgmon

Suzanne Edgmon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry G. Edgmon and Suzanne Edgmon, 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 22nd day of January, 2019.

My Commission Expires:

JEFFREY MORLEY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

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

BEING Lot No. 11, on the Plat of Phase 1, Lakeside Meadows, of record in Instrument 20080331-0031829, Registers Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry Edgmon and wife, Suzanne Edgmon by deed from Frank Batson Homes, Inc., of record as Instrument No. 20130307-0022687, Register's Office for Davidson County, Tennessee.

Larry G. Edgmon and Larry Edgmon are one and the same person.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 20080731-0078498, as amended in Instrument 20110927-0074551, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20080331-0031829, said Registers Office; (3) Dedication of Easement and Maintenance Agreement for Sewer Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20120531-0047000 and Instrument 20120717-0062806, said Register's Office; (4) Stormwater Detention Agreement of record in Instrument 20070112-0005324, said Register's Office.

This is improved property known as 2525 Hessey Pass, Mount Juliet, Tennessee 37122.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

