Karen Johnson Davidson County
Batch# 192116 DEEDQC
02/05/2019 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190205-0011161

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** 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-. Amos L. Howard, Affiant Subscribed and sworn to before me, this 21st day of December, 2018. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
1807 Wild Oaks Trust c/o Yolanda Y. Howard, Trustee 1214 Bayard Ave. Murfreesboro, Tennessee 37130-9542	SAME	163 07 0A 150.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Amos L. Howard**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring his entire right, title and interest in the subject parcel of real property, hereby releases, remises and quitclaims unto the **1807 Wild Oaks Trust,** an irrevocable trust established by inter-vivos trust agreement dated December 21, 2018, whose Trustee is Yolanda Y. Howard, and to her successors and assigns, with full right to convey any and all interests in the subject property without the consent of any beneficiary, all right, title and interest of the Grantor in and to a certain

tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21st day of December, 2018.

Amos L. Howard

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 Amos L. Howard, 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 21st day of December, 2018.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

163 07 0A 150.00 – 1807 Wild Oaks Court, Antioch, Tennessee 37013

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

Lot 150, Ridgeview UDO, as shown on plat of record in Instrument No. 20080312-0025065, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ALH, LLC, a Tennessee limited liability company, by deed from Pinnacle National Bank, of record as Instrument No. 20110610-0044627, Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed by ALH, LLC, to Amos L. Howard by deed of record as Instrument No. 20170110-002821 in the Register of Deeds Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Record Book 139, page 929, Record Book 158, page 921, Record Book 162, page 781, Record Book 162, page 785, Record Book 162, page 790, Record Book 162, page 799, Record Book 165, page 924, and Record Book 187, page 600, all of record in said Register's Office; Declaration of Reciprocal Easement Agreement with Covenants and Restrictions of record in Instrument No. 20081203-0117279, of said Register's Office; to an Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090316-0023090, of said Register's Office; to an Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8757, page 832, and Book 6764, page 706, both of record in said Register's Office; to a Stormwater Detention Agreement of record in Instrument No. 20060809-0097641, of said Register's Office; to an Application for Greenbelt tax treatment of the subject property of record in Book 10715, page 499, of said Register's Office; to an Inspection and Maintenance Agreement in Instrument No. 20081120-0114320, and Instrument No. 20081120-0114360, both of record in said Register's Office; to a Declaration of Reciprocal Easement Agreement With Covenants and Restrictions in Instrument No. 20081203-0117279, of said Register's Office; to a Grant of Easement in Instrument No. 20081216-0120394, of said Register's Office; to an Easements of record in Instrument No. 20081203-0112279, Book 8526, page 362, and Book 6803, page 705, all of record in said Register's Office; to a Deed to the State of Tennessee of record in Book 10202, page 863, of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property known as 1807 Wild Oaks Court, Antioch, Tennessee 37013.

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)

