Karen Johnson Davidson County
Batch# 192121 DEEDQC
02/05/2019 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190205-0011169

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:

310 Hume Trust
c/o Yolanda Y. Howard, Trustee
1214 Bayard Ave.
Murfreesboro, Tennessee 37130-9542

Send Tax Bills to:

SAME

Map-Parcel Numbers

082 05 0 101.00

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 **310 Hume 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. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

BEING A TRACT OF LAND in the 20th Councilmanic District, City of Nashville, Davidson County, Tennessee. Being also known as Parcel 101 of Map 82-5, of the Davidson County Tax Assessor's mapping system. Said tract being bounded as follows: on the north by lands of Steven R. Tracy, Instrument Number 20020213-0019199; on the east by the western right-of-way of an alley, 20 feet wide; on the south by the northerly right-of-way of Hume Street, a 40 foot right-of-way; and on the west by the eastern right-of-way of fourth avenue north, a 49.5 foot right-of-way. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

BEGINNING AT AN IRON PIN set at the northeast intersection corner of Hume Street and Fourth Avenue North, said iron pin being the southwest corner of this tract; thence with the eastern right-of-way of Fourth Avenue North, N 26°28'59"W, 151.29 feet to an iron pin set, said pin being the northwest corner of this tract and the southwest corner of Tracy; thence with the south line of Tracy, N 63°29'04"E, 177.61 feet to an iron pin set in the western right-of-way of an alley, said pin being the northeast corner of this tract and the southeast corner of Tracy; thence with said western right-of-way, S 26°59'56"E, 102.09 feet to an iron pin set in the northern right-of-way of Hume Street, said pin being the southeast corner of this tract; thence with said northern right-of-way, S 48°04'40"W, 185.21 feet to the point of beginning containing 22,570 square feet or 0.518 acres more or less, by a survey performed by S.E.C., Inc. February 25, 2003.

Being the same property conveyed to Amos L. Howard, LLC, by deed from Amos L. Howard, married, of record as Instrument No. 20031218-0180846, Register's Office for Davidson Williamson 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 any and all zoning regulation$, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property known as 310 Hume Street, Nashville, Tennessee 37208.

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)

