Karen Johnson Davidson County
Batch# 192129 DEEDQC
02/05/2019 03:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190205-0011180

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:

2413 Little Trust
c/o Yolanda Y. Howard, Trustee
1214 Bayard Ave.
Murfreesboro, Tennessee 37130-9542

Send Tax Bills to:

SAME

Map-Parcel Numbers

072 14 0 422.00

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 **2413 Little 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

Davidson County:
072 14 0 422.00 – 2413 Little Avenue, Nashville, Tennessee 37206

Land lying in the 7th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2, A resubdivision of part of Lots 30 and 31, Map of Brownsville Subdivision, according to Plan of Record in Book 6050, page 52, Register's Office of Davidson County Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Amos L. Howard by deed from ALH, LLC, a Tennessee limited liability company, of record as Instrument No. 20170110-0002821, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a gas line easement of record in Book 8255, page 361; to all set back lines and other easements appearing in Plat Book 6050, page 52 and Plat Book 6050, page 49; and to all other easements, restrictions and agreements of record in said Register's Office; along with all subdivision and other regulations of the appropriate governmental body and rights-of-way and all utilities.

This is improved property known as 2413 Little Avenue, Nashville, Tennessee 37206.

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)

