Karen Johnson Davidson County
Batch# 192135 DEEDQC
02/05/2019 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190205-0011187

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
114 Haywood Trust c/o Yolanda Y. Howard, Trustee 1214 Bayard Ave. Murfreesboro, Tennessee 37130-9542	SAME	148 00 0 191.00

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 **114 Haywood 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:

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

Notary Public

EXHIBIT A

Legal Description

148 00 0 191.00 – 114 Haywood Lane, Antioch, Tennessee 37013

All that tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows: Lot 3 on the Revised Plat of Reserved Parcel B, Haywood Development as of record in Book 5050, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a State Highway R.O.W. Monument in the North margin of Haywood Lane, said point being South 69 deg. 29' 26" West, 188.18' from the Northwest Intersection of Haywood Lane and the return radius of Bakertown Road; thence, with said Lane South 88 deg. 54' 40" West, 37.2' to the point; thence, leaving said R.O.W. North 25 deg' 26' 26" West, 296.18' to a point; thence, along the South margin of an ingress-egress easement, North 40 deg. 26' 25" East, 93.13' to a point 100' westerly from Bakertown Road; thence South 25 deg. 26' 26" East, 354.0' to a point in the North margin of Haywood Lane; thence, with said Lane, South 69 deg. 29' 26" West, 51.3' to the point of beginning; containing 0.64 acres (28,050 sq. ft.) more or less.

Together with a non-exclusive 25 foot wide easement for ingress and egress to the above described property from Bakertown Road, lying adjacent to the northwesterly boundary of said property. Said easement shall include the right to install utilities within the same to said property and a directional sign not in excess of 6 feet in height and 2 feet in width with the total area of the sign not to exceed 4 square feet. Grantee shall have the right to improve said easement area by paving and to maintain the same.

This property is subject to a 50 feet non-exclusive ingress-egress easement across the south end of the property adjacent to the north margin of Haywood Lane.

Being the same property conveyed to A. L. Howard, LLC, by deed from Miller Properties, LLC, an Alabama limited liability company, of record as Instrument No. 20041119-0139263, and corrected by Scrivener's Affidavit of record as Instrument No. 20050223-0019461, 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 any and all existing easements of record including a sewer line easement of record in Book 5215, page 63; and a water line easement of record in Book 5215, page 67, and to all matters shown on the plan of record in Book 5050, page 79, said Register's Office.

This is improved property known as 114 Haywood Lane, 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)

