Karen Johnson Davidson County
Batch# 192301 DEEDQC
02/06/2019 11:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190206-0011371

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
601 11th South Trust c/o Yolanda Y. Howard, Trustee 1214 Bayard Ave. Murfreesboro, Tennessee 37130-9542	SAME	072 14 0 425.00

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 **601 11th South 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:
094 010 039.00 – 601 11th Avenue South, Nashville, Tennessee 37206

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

Being Lot No. 11 and the north 10.05 feet of Lot 10, Payne Blakemore and Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, and the southerly one-half of Eastside Avenue, now closed by Council Bill No. 62-279, as amended in No. 62-451.

Said Lot No. 11 and part of Lot No. 10 of said closed alley adjoin and front together 85.05 feet on the easterly side of South 11th Street and runs back parallel lines 161 feet, more or less, to a line in the rear which measures 85.05 feet.

Being the same property conveyed to Amos L. Howard, Sr., by deed from ALH, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20090317-0024101, Register's Office of Davidson County, Tennessee.

Amos L. Howard, Sr. and Amos L. Howard are one and the same person.

This is improved property known as 601 11th Avenue South, Nashville, Tennessee 37203.

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)

