Karen Johnson Davidson County
Batch# 194676 DEEDQC
02/12/2019 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190212-0013250

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **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--. Affiant Subscribed and sworn to before me, this 7th day of February, 2019. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
David J. Switter and/or Kathy N. Switter, Trustees 15 Breckenridge Nashville, Tennessee 37215	SAME	158 04 0A 088.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, David J. Switter and wife, Kathy N. Switter, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **David J. Switter and/or Kathy N. Switter, Trustees of the David & Kathy Switter Living Trust,** established by the Revocable Trust Agreement of David J. Switter and Kathy N. Switter dated February 7, 2019, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 7th day of February, 2019.

David J. Switter

Kathy N. Switter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David J. Switter and Kathy N. Switter, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 7th day of February, 2019.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, TN, being Lot No. 97 on the Plan of Otter Wood, Section Two Revised, Resubdivision of Lots 96, 97, and 98 into Lots 96 and 97, of record in Book 7900, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David J. Switter and wife, Kathy N. Switter by deed from Sharon K. Lester and Thomas W. Schlater, of record in Book 8714, page 960, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7260, Page 483; By-Laws in Book 7260, Page 505; Easement for flow of any creeks; Deed in Book 7474, Page 965; Easements in Book 2248, Page 618, in Book 2271, Page 196, in Book 2249, Page 86; Easement in Book 8356, Page 241, and all matters shown on the Plan of Record.

This is improved property known as 15 Breckenridge, Nashville, Tennessee 37215.

201902120013250

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)

