Karen Johnson Davidson County
Batch# 197784 DEEDQC
02/21/2019 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190221-0016009

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 19th 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 owner:	Send Tax Bills to:	Map-Parcel Numbers:
James E. Rossi, Trustee 3429 Benham Avenue Nashville, TN 37215	SAME	117 07 0 089 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, James E. Rossi, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **James E. Rossi, Trustee of the James E. Rossi Living Trust**, established by the Revocable Trust Agreement of James E. Rossi dated February 19, 2019, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 19th day of February, 2019.

James E. Rossi

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 James E. Rossi, 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 19th day of February, 2019.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plan of Resubdivision of Lots 194 and 222 on the North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 7900, page 940, corrected in Book 10033, page 776, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Earl Rossi by deed from Jennifer R. Weber and Joshua J. Weber, wife and husband, of record as Instrument No. 20161221-0134108, Register's Office for Davidson County, Tennessee.

James E. Rossi and James Earl Rossi are one and the same person.

This conveyance is made subject to:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 9653, page 173, re-recorded in Book 9655, page 363, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 7900, page 940, corrected in Book 10033, page 776, Register's Office for Davidson County, Tennessee.

This is improved property known as 3429 Benham Avenue, Nashville, TN 37215.

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)

