Karen Johnson Davidson County
Batch# 211213 DEEDQC
03/28/2019 12:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190328-0028097

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--. Karen G. Rich Affiant Subscribed and sworn to before me this 6th day of March, 2019. Notary Public My Commission Expires:

Alice T. Bolhannon STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John William Rich and/or Karen Goss Rich, Trustees 4401 Honeywood Drive Nashville, Tennessee 37205	SAME	116 15 0 011.00

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, John William Rich and wife, Karen Goss Rich, 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 **John William Rich and/or Karen Goss Rich, Trustees of the William & Karen Rich Living Trust, established by the Revocable Trust Agreement of John William Rich and Karen Goss Rich dated March 6, 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 6th day of March, 2019.

John William Rich

Karen Goss Rich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John William Rich and Karen Goss Rich, 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 6th day of March, 2019.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being a part of the Thomas H. Malone Tract, described according to a plan thereof made August 25, 1926 by W. B. Southgate, as follows:

Beginning at the Northeast corner of Lot 10 of Block "C" on the Plan of the Malone Property not of record, being the south margin of Honeywood Avenue as shown on said plan and as called for in two deeds conveying Lots 9 and 10 on said plan, said deed conveying Lot 10 and part of Lot 9, being made by Thomas H. Malone et al, to Mabel Ward and Arlene Zeigler of record in Book 633, page 784, Register's Office of Davidson County, Tennessee and the said deed conveying the northwest part of Lot 9, being made by Thomas H. Malone et al to Annie McClean Oliver of record in Book 660, page 480, Register's Office of Davidson County, Tennessee, said beginning point being also in the west line of the Royal Oaks Land Co. 's property, and being 392 feet north 4 ½, degrees east from the line of the Belle Meade property; running thence with the southerly margin of said Honeywood Avenue which has since been closed and the northerly line of Lot 10 and 9, north 62 degrees west 217 feet to a stake at the intersection of east line of 50 foot street shown on said plan; thence with the east line of said 50 foot street, north 4 degrees 30' east 200 feet to a stake; thence south 85 degrees 30' east 200 feet to the center of a wall in the west line of the Royal Oaks property; thence with said line, south 4 degrees 30' west 285 feet to the beginning, containing 1.113 acres, more or less.

Tract No. 2: Being parts of Lots Nos. 6 and 7 of Block No. 6 on the Plan of the resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, said Register's Office, said parts of Lots Nos. 6 and 7 being part of old Lot No. 70 on the Plan of Royal Oaks Land Co.'s Plan of record in Book 421, pages 102 and 103, said Register's Office, described as follows:

Beginning at a point in the northern boundary line of said Lot No. 7, 327 feet westerly from the westerly margin of West View Avenue, said point being also 327 feet westerly from the northeast corner of said Lot No. 7; thence with the northern boundary line of said Lot No. 7, westerly 100 feet to the northwest corner of said Lot No. 7; thence with the western boundary line of said Lot Nos. 6 and 7, southwardly 253 feet; thence eastwardly 100 feet to a point 53 feet south of the line between said Lots Nos. 6 and 7 and 100 feet east of the western boundary line of said Lot No. 6; thence northwardly parallel with and 100 feet east of the western boundary line of said Lots Nos. 6 and 7, 253 feet to the beginning.

Being the same property conveyed to John William Rich and spouse, Karen Goss Rich, by deed from Richard O. Cannon II, unmarried, of record as Instrument No. 20031014-0152176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: State and County Taxes for the current year and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 974 Page 4 & 5 and Book 421, pages 102 and 103, said Register's Office; Easement to the City of Belle Meade for Sanitary Sewer of record in Book 5787, page 120, said Register's Office.

This is improved property known as 4401 Honeywood Drive, Nashville, Tennessee 37205.

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)

