Karen Johnson Davidson County
Batch# 220828 DEEDQC
04/23/2019 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190423-0037209

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 16th day of April, 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 Number
Robert James Wiklund and/or Carrie Harper Wiklund, Trustees 3622 Meadowbrook Avenue Nashville, Tennessee 37205	CEFCU 5401 West Dirksen Parkway Peoria, Illinois 61607	104 05 0 266.00

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, Robert James Wiklund and wife, Carrie Harper Wiklund, 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 **Robert James Wiklund and/or Carrie Harper Wiklund, Trustees of the Robert & Carrie Wiklund Living Trust,** established by the Revocable Trust Agreement of Robert James Wiklund and Carrie Harper Wiklund dated April 16, 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 16th day of April, 2019.

Robert James Wiklund

Carrie Harper Wiklund

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert James Wiklund and Carrie Harper Wiklund, 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 16th day of April, 2019.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 455, on the Plan of Richland Realty Company's Division "C", of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert J. Wiklund and Carrie H. Wiklund, by deed from Robert A. Jack and wife, Susan Jack, of record as Instrument No. 20180723-0071298, Register's Office for Davidson County, Tennessee.

Robert James Wiklund and Robert J. Wiklund are one and the same person. Carrie Harper Wiklund and Carrie H. Wiklund are one and the same person.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Plat Book 421, Page 31, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year, which have been assumed by the Grantees.

This is improved property known as 3622 Meadowbrook Avenue, 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)

