Karen Johnson Davidson County
Batch# 237435 DEEDQC
05/31/2019 03:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190531-0052118

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--. Thomas B. Zerfoss, III Affiant Subscribed and sworn to before me, this 24th day of May, 2019. Diahann M Keeton Notary Public My Commission Expires: November 8, 2022

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Thomas B. Zerfoss, III and/or Emily P. Zerfoss, Trustees 4500 Millrace Lane Nashville, Tennessee 37205	SAME	116 07 0 123.00

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, **Emily P. Zerfoss**, 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 and the Grantor's spouse, 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 **Thomas B. Zerfoss, III and/or Emily P. Zerfoss, Trustees of the Emily & Thomas Zerfoss Living Trust,** established by the Revocable Trust Agreement of Thomas B. Zerfoss, III and Emily P. Zerfoss dated May 10, 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 my hand this 24th day of May, 2019.

Emily P. Zerfoss

Emily P. Zerfoss

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 Emily P. Zerfoss, 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 24th day of May, 2019.

My Commission Expires: November 8, 2022

Diahann M Keeton

Notary Public

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

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

Lot No. 1 as shown on the Plan of Millrace Subdivision, of record in Book 9700, page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily P. Zerfoss by deed from Thomas B. Zerfoss III, of record as Instrument No. 20120911-0082186, Register's Office for Davidson County, Tennessee.

This is improved property known as 4500 Millrace Lane, 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)

