Karen Johnson Davidson County
Batch# 255257 DEEDQC
07/11/2019 11:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190711-0067666

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--. Kenneth G. Bryant, Trustee, Affiant Subscribed and sworn to before me, this 11th day of July, 2019. Notary Public My Commission Expires:

LINDSAY HAMADE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Kenneth G. Bryant and/or Laura Ann Stewart, Trustees 1428 Electric Avenue Nashville, Tennessee 37206	SAME	094 01 0 467.00

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, **Kenneth G. Bryant and Laura Ann Stewart**, husband and wife, 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 **Kenneth G. Bryant and/or Laura Ann Stewart, Trustees of the Bryant-Stewart Living Trust,** established by the Revocable Trust Agreement of Kenneth G. Bryant and Laura Ann Stewart dated July 11, 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 11th day of July, 2019.

Kenneth G. Bryant

Laura Ann Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth G. Bryant and Laura Ann Stewart, 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 11th day of July, 2019.

My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, amended in Book 2040, Page 493 (erroneously referenced as Book 3835, Page 40, corrected in Book 2032, Page 19 in prior deed), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth G. Bryant and wife, Laura Ann Stewart by deed from MBO11 Holdings, GP, a Tennessee general partnership, of record as Instrument No. 20180928-0096161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 48, amended in Book 2040, Page 493, Register's Office for Davidson County, Tennessee.
3. Easements of record in Book 2015, Page 639 and Book 2086, Page 339, in the Register's Office for Davidson County, Tennessee.
4. Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 1428 Electric Avenue, Nashville, Tennessee 37206.

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)

