Karen Johnson Davidson County
Batch# 257953 DEEDQC
07/17/2019 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190717-0069862

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--. James F Gallivan Affiant Subscribed and sworn to before me, this 15th day of July, 2019. Diahann M Keeton Notary Public My Commission Expires: November 8, 2021

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
James Francis Gallivan and/or Joan Fisch Gallivan, Trustees 128 Prospect Hill Nashville, Tennessee 37205	SAME	116 08 0F 128.00

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 Francis Gallivan and wife, Joan Fisch Gallivan**, 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 **James Francis Gallivan and/or Joan Fisch Gallivan, Trustees of the Joan & James Gallivan Living Trust,** established by the Revocable Trust Agreement of James Francis Gallivan and Joan Fisch Gallivan dated July 26, 2018, 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 15th day of July, 2019.

James Francis Gallivan

James Francis Gallivan

Joan F. Gallivan

Joan Fisch Gallivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Francis Gallivan and Joan Fisch Gallivan, 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 15th day of July, 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:

Land in Davidson County, Tennessee, being a certain building site (lot) identified as Lot No. 128 on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, as amended in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; and Book 5238, Page 93, 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 F. Gallivan and wife, Joan F. Gallivan by deed from Mark R. Turner and wife, Daneen A. Turner, of record in Book 11225, page 41, Register's Office for Davidson County, Tennessee.

James Francis Gallivan and James F. Gallivan are one and the same person. Joan Fisch Gallivan and Joan F. Gallivan are one and the same person.

This is improved property known as 128 Prospect Hill, 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)

