Karen Johnson Davidson County
Batch# 269734 DEEDQC
08/12/2019 09:34:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190812-0079914

THIS DOCUMENT PREPARED BY **HUNTER R. MOBLEY** 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 7th day of August, 2019. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Patrick Opelt and/or M. Elaine Opelt, Trustees 1145 Cleveland Hall Boulevard Old Hickory, Tennessee 37138	SAME	064 05 0 081.00

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, **Patrick Opelt and M. Elaine Opelt**, 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 **Patrick Opelt and/or M. Elaine Opelt, Trustees of the Patrick and Elaine Opelt Living Trust, established by the Revocable Trust Agreement of Patrick Opelt and M. Elaine Opelt dated August 7, 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 7th day of August, 2019.

Patrick Opelt

M. Elaine Opelt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Opelt and M. Elaine Opelt, 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 7th day of August, 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. 15, on the plan of Phase One, Cleveland Hall Subdivision, as of record in Plat Book 11700, page 51, 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 Patrick Opelt and M. Elaine Opelt, husband and wife, by deed from Verlie M. Altmann, unmarried and Steven T. Wentz, unmarried, of record as Instrument No. 20130903-0092254, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as set forth per Book 11700, page 51, said Register's Office.
2. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11725, page 76, as amended of record in Instrument 200512020144894, as amended of record in Instrument 200712200146113, as amended of record in Instrument 200810140103112, said Register's Office.
3. Easement of record in Book 7844, page 249, said Register's Office.
4. Easements for Public Utilities, Drainage and Detention of record in Book 7844, page 262, said Register's Office.
5. Easement for Drainage and Construction of record in Book 7844, page 268, said Register's Office.
6. Easement for Public Utilities and Drainage of record in Book 7844, page 272, said Register's Office.
7. Easement of record in Book 7994, page 167, Book 7994, page 173, said Register's Office.
8. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8006, page 677, said Register's Office.
9. Deed of Highway Easement of record in Book 8068, page 524, said Register's Office.
10. Easement of record in Book 11720, page 325, said Register's Office.
11. Charter of record in Book 11725, page 70, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1145 Cleveland Hall Boulevard, Old Hickory, Tennessee 37138.