Karen Johnson Davidson County
Batch# 278023 DEEDQC
08/30/2019 12:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190830-0087840

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 30th day of August, 2019. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert B. Mahoney and/or Wendi S. Mahoney, Trustees 34 Old Club Court Nashville, Tennessee 37215	SAME	104 14 0H 080.00

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 B. Mahoney and wife, Wendi S. Mahoney**, 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 B. Mahoney and/or Wendi S. Mahoney, Trustees of the Robert & Wendi Mahoney Living Trust,** established by the Revocable Trust Agreement of Robert B. Mahoney and Wendi S. Mahoney dated August 30, 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 30th day of August, 2019.

Robert B. Mahoney

Wendi S. Mahoney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert B. Mahoney and Wendi S. Mahoney, 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 30th 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 lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 16, on the plan of Whitworth, Phase 3, Section 3, of record in Plat Book 7900, Pages 870-872 as amended in Book 9582, Page 842 and Book 10270, Page 34, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert B. Mahoney and wife, Wendi S. Mahoney, by deed from Vicki B. Oglesby, a married woman, of record as Instrument No. 20130222-0017888, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. 3. e. d.

All matters as set forth per Plat Book 6900, Page 838-841, Book 7900 Page 870-872, Book 9582, Page 842, Book 10270, Page 34, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9567, Page 185, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9567, Page 301, said Register's Office.

Designation and Agreement of Declarant of record in Book 9582, Page 872, said Register's Office.

Deed of Conveyance of record in Book 10461, Page 775, said Register's Office.

Deed of Conveyance of record in Book 10461, Page 779, said Register's Office.

Deed of Conveyance of record in Book 10461, Page 784, said Register's Office.

Charter of record in Book 8090, Page 691, said Register's Office.

Charter Amendment of record in Book 8283, Page 523, Book 10428, Page 795, said Register's Office.

Current year's State and County taxes which have been assumed by the Grantees.

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 34 Old Club Court, Nashville, Tennessee 37215.

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)

