Karen Johnson Davidson County
Batch# 297348 DEEDQC
10/07/2019 01:57:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191007-0102635

THIS DOCUMENT 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.

Carolyn W. Wheaton
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2019.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of new owner and send tax bills to:

Gerald R. Wheaton, Trustee
Carolyn W. Wheaton 2019 Personal Residence Trust
132 Wentworth Avenue
Nashville, Tennessee 37215

Map-Parcel Numbers:

Map 116 16 0B
Parcel 20.00

QUITCLAIM DEED

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, Carolyn W. Wheaton (the "Grantor") remises, releases and quitclaims unto

Gerald R. Wheaton, Trustee of the Carolyn W. Wheaton 2019 Personal Residence Trust (the "Grantee"), and to the Grantee's successors in trust and assigns, with full power to convey the said trust's interest in the subject property without the signature or consent of any beneficiary, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

After this conveyance, the subject property will be owned fifty percent (50%) by Gerald R. Wheaton, Trustee of the Carolyn W. Wheaton 2019 Personal Residence Trust and fifty percent (50%) by Gerald R. Wheaton, Trustee of the Gerald R. Wheaton 2019 Personal Residence Trust, as tenants-in-common.

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 22nd day of July, 2019.

Carolyn W. Wheaton

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 Carolyn W. Wheaton, 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 22nd day of July, 2019.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

An undivided fifty percent (50%) tenant-in-common interest in the improved real estate described below.

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

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Second Revision of the Iroquois of Nashville of record in Plat Book 6900, pages 61 and 62, and surveyor's Certificate of Correction of record in Book 7146, page 341, in said Register's Office, to which Plan reference is made for a more complete and accurate description.

Together with a perpetual and exclusive easement conveyed by Deed of Easement of record in Book 8878, page 681, said Register's Office, to allow for the construction, maintenance and use of a driveway to serve Lot 20, The Iroquois of Nashville, Second Revision, said easement being over a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as a portion of Lot 19, The Iroquois of Nashville, Second Revision, of record as Book 6900, pages 61 and 62, Register's Office for said County, said portion being more particularly described as commencing at the southeastern corner of the said Lot 19; thence North 60 deg. 29 min. 56 sec., West along the southern boundary of said Lot 19, a distance of 79.00 feet to a point; thence South 66 deg. 18 min. 52 sec. East, a distance of 75.73 feet to a point in the eastern line of the said Lot 19; thence south 4 deg. 02 min. 02 sec. West, a distance of 8.50 feet to the point of beginning.

Together with a perpetual and exclusive easement conveyed by Deed of Easement of record in Book 8878, page 677, said Register's Office, to allow for the construction, maintenance and use of heating and air conditioning equipment and concrete pad ("the installation") to serve Lot 20, The Iroquois of Nashville, Second Revision, said installation being over a tract or parcel of land in Davidson County, Tennessee, described as being part of Lot 21 on the Second Revision of The Iroquois of Nashville, of record in Book 6900, pages 61 and 62, in said Register's Office, more particularly described as follows:

Commencing at a P.K. nail in the curb of Wentworth Avenue (private street), being the common front corner of Lots 20 and 21 on said Plan; thence with the common line, South 85 deg. 28 min. 49 sec. East, a distance of 40.0 feet to the true point of beginning; thence, continuing with the common line, South 85 deg. 28 min. 49 sec. East a distance of 15.00 feet; thence, leaving the common line, South 04 deg. 31 min. 11 sec. West a distance of 1.00 feet; thence North 85 deg. 28 min. 49 sec. West a distance of 15.00 feet; thence North 04 deg. 31 min. 11 sec. East a distance of 1.00 feet to the true point of beginning.

Being the same property conveyed to Carolyn Wheaton by deed from Richard H. Barry and wife, Katherine H. Barry, of record as Instrument No. 20140207-0011104, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Gerald R. Wheaton, consisting of a one-half (50%) undivided tenant-in-common interest, by deed from Carolyn W. Wheaton, of record as Instrument No. 20190731-0075535, Register's Office for Davidson County, Tennessee.

Carolyn Wheaton and Carolyn W. Wheaton are one and the same person.

This conveyance is subject to: Current year's State and County taxes which have been assumed by the Grantee; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 61 and 62, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Subject to Deed of Easement of record in Book 8878, page 677 and Book 8878, page 681, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 132 Wentworth Avenue, 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)

