Karen Johnson Davidson County
Batch# 327142 DEEDQC
12/09/2019 02:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191209-0126870

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 5th day of December, 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:	Send Tax Bills to:	Map-Parcel Number:
Woodward Hills Trust c/o Larry D. Noe, Trustee 113 Woodward Hills Place Brentwood, Tennessee 37027	SAME	159 16 0 015.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Beverly A. Noe**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring her entire right, title and interest in the subject parcel of real property, hereby releases, remises and quitclaims unto the **Woodward Hills Trust**, an irrevocable trust established by an inter-vivos trust

agreement dated December 5, 2019, whose Trustees are Larry D. Noe and Ashley N. Meister, and to their successors in trust and assigns, with full right to convey any and all interests in the subject property without the consent of any beneficiary, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 5th day of December, 2019.

Beverly A. Noe

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 Beverly A. Noe, 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 5th day of December, 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

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Revised Final Plat of Woodward Hills, of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, 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 Beverly A. Noe by deed from Yandong Jiang and Yafen Liang, husband and wife, of record as Instrument No. 20180803-0076151, Register's Office for Davidson County, Tennessee.

Subject to: Current year's State and County taxes, which have been assumed by the Grantees. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11643, Page 319, amended in Book 11766, Page 32, Book 11766, Page 34 and Instrument No. 20000621-0061752, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Instrument No. 20000502-0043931, in the Register's Office for Davidson County, Tennessee. Charter for Woodward Hills Homeowners Association of record in Instrument No. 20000502-0043930, in the Register's Office for Davidson County, Tennessee. Right of Way and Wagon Road Easement of record in Book 433, Page 326 and Book 1307, Page 301, in the Register's Office for Davidson County, Tennessee. Graveyard and Right of Ingress and Egress of record in Book 482, Page 675, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 113 Woodward Hills Place, Brentwood, Tennessee 37027.

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)

