THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444** **Karen Johnson Davidson County** **Batch# 327506 DEEDQC** **12/10/2019 01:37:30 PM 4 pgs** **Fees: $22.00 Taxes: $0.00** **20191210-0127352**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 3rd day of December, 2019. Notary Public My Commission Expires:

ALICE M. BOHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-08-2021

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Scott Mitchell Bane and/or Bradford T. Hunt, Trustees 2511 Belmont Boulevard Nashville, Tennessee 37212	SAME	117 04 0 021.00

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, **Scott Mitchell Bane and spouse, Bradford T. Hunt**, 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 **Scott Mitchell Bane and/or Bradford T. Hunt, Trustees of the Scott Bane & Brad Hunt Living Trust, established by the Revocable Trust Agreement of Scott Mitchell Bane and Bradford T. Hunt dated December 3, 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 3rd day of December, 2019.

Scott Mitchell Bane

Bradford T. Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Mitchell Bane and Bradford T. Hunt, 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 3rd day of December, 2019.

ALICIA M. BOHANNON
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 1, RESUBDIVISION OF P/O LOT 181 AND 182 BELMONT LAND CO.'S PLAN, as shown on plat of record in Plat Book 6050, Page 589, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott M. Bane and Bradford T. Hunt, a married couple, by deed from Scott M. Bane, of record as Instrument No. 20170216-0016000, Register's Office for Davidson County, Tennessee.

Scott Mitchell Bane and Scott M. Bane are one and the same person.

This is improved property known as 2511 Belmont Boulevard aka 2513 Belmont Boulevard, Nashville, Tennessee 37212.

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)

