Karen Johnson Davidson County
Batch# 345634 DEEDQC
01/21/2020 11:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200121-0007068

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-- X _____ Affiant Subscribed and sworn to before me, this 20th day of January, 2020. _____ Notary Public My Commission Expires: _____

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
O.B. Thomason 138 Abbottsford Drive Nashville, Tennessee 37215	SAME	117 13 0B 003.00 131 06 0G 201.00

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, **O.B. Thomason, Trustee of The Nell Thomason Residuary Trust**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **O.B. Thomason,** hereinafter called the Grantee, and the Grantee's heirs and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of January, 2020.

THE NELL THOMASON RESIDUARY TRUST

By: _____
O.B. Thomason, Trustee

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 O.B. Thomason, Trustee of The Nell Thomason Residuary Trust, 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 20th day of January, 2020.

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

_____
Notary Public

EXHIBIT A

Legal Descriptions

117 13 0B 003.00 – 138 Abbottsford Drive, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to O.B. Thomason, Trustee of The Nell Thomason Residuary Trust, by deed from O.B. Thomason, Executor of the Estate of Nell Thomason, deceased, of record as Instrument No. 20081027-0107157, Register's Office for Davidson County, Tennessee.

This is improved property known as 138 Abbottsford Drive, Nashville, Tennessee 37215.

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131 06 0G 201.00 – 201 Ashlawn Court, Nashville, Tennessee 37215

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 201 of Burton Hills Townhomes, Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 978, and as revised in Book 6900, page 304, and as shown as Exhibit "B" to the Master Deed of record in Book 7076, page 696, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to O.B. Thomason, Trustee of The Nell Thomason Residuary Trust, by deed from O.B. Thomason, Executor of the Estate of Nell Thomason, deceased, of record as Instrument No. 20081017-0104809, Register's Office for Davidson County, Tennessee.

This is improved property known as 201 Ashlawn 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)

