Karen Johnson Davidson County
Batch# 351552 DEEDQC
01/31/2020 11:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200131-0011645

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br><br>Jeffrey Mobley, atty.<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of January, 2020.<br><br>Notary Public<br><br>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: |
|---|---|---|
| Andrew Carothers Healy, Trustee, et al.<br>4315 Iroquois Avenue<br>Nashville, Tennessee 37205 | SAME | 070 08 0 213.00 |

## 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, **William Raymond Healy III**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to an irrevocable trust established by 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 **Andrew Carothers Healy, Trustee of the 840 W Youngs Lane Trust dated January 30, 2020**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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** my hand this 30th day of January, 2020.

**William Raymond Healy III**

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 William Raymond Healy III, 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 30th 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 Description

Tract No. 3
Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 31 on the Map of part of the Free Silver Plan, showing Second Addition and other lots of record in Book 332, page 46, Register's Office for said County, described as follows:

Beginning at low water mark of Cumberland River, the southeast corner of Lot No. 32 on the said plan, and running thence with the boundary line of said Lot No. 32, North 46 ½ deg. E 239.5 feet to a sassafra; North 48 ½ deg. E 280.5 feet to a stake; North 1 ½ deg. W 165 feet to an elm; North 38 ½ deg. W 151.8 feet to a stake, and North 8 deg. W 67.5 feet, more or less, to the southerly margin of Young's Lane; thence easterly along the southerly margin of said lane 388.4 feet to a stake in the westerly line of Lot No. 30 on said plan, thence South 32 ½ deg. W with said line, 758.8 feet, more or less, to low water mark of Cumberland River, the southwest corner of said Lot No. 30; thence North 87 deg. W with Cumberland River, at low water mark, 363 feet to the beginning, containing 4 acres, more or less.

Included in the above described tract, but expressly EXCLUDED from this conveyance is the following tract or parcel of land:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot 31 on the Plan of Free Silver as of record in Book 332, page 65, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of a branch and the southerly margin of Young's Lane in the common corner of Lots 31 and 32 on said plan; thence with the center of the branch and the line between said Lots 31 and 32, S 8° E., 67.5 feet to a point; thence continuing with the line between said Lots 3 and 32, S. 38°30'E., 151.8 feet to an elm; thence, leaving said lot lines, S 89°10'E., 19 feet to a point; thence N t 0 W., 183.9 feet to the southerly margin of said Young's Lane; thence with the southerly margin of Young's Lane, N. 89°10'W., 120 feet, more or less, to the point of beginning and containing .35 acres, more or less.

Being the same property conveyed to William R. Healy, Jr., consisting of a 51% undivided tenant-in-common interest, and John Colmore, consisting of a 49% undivided tenant-in-common interest, by deed from Cumberland Overlook, LLC, of record as Instrument No. 20090128-0007440, Register's Office for Davidson County, Tennessee.

William R. Healy, Jr. died on October 8, 2019 and devised the subject property to William R. Healy, III and Andrew C. Healy, in equal shares, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on October 31, 2019 under Docket No. 1896.

Also being the same property conveyed to William R. Healy III and Andrew C. Healy, as equal tenants in common, by deed from William R. Healy III and Andrew C. Healy, Co-Executors of the Estate of William R. Healy, Jr., of record as Instrument No. 20191218-0130686, Register's Office for Davidson County, Tennessee.

William Raymond Healy III and William R. Healy III are one and the same person.

This is improved property known as 840 Youngs Lane, Nashville, Tennessee 37207.

## 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)

