Karen Johnson Davidson County
Batch# 351555 DEEDQC
01/31/2020 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200131-0011648

| | |
|---|---|
| **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
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| William Raymond Healy III, Trustee et al.<br>4315 Iroquois Avenue<br>Nashville, Tennessee 37205 | SAME | 070 08 0 212.00 |

## 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, **Andrew Carothers Healy**, 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 **William Raymond Healy III, Trustee of the 852 A 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.

**Andrew Carothers Healy**

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 Andrew Carothers Healy, 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.

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

My Commission Expires: _____

Notary Public

**EXHIBIT A**

**Legal Description**

Tract No. 1:
Land in the 12th Civil District of Davidson County, Tennessee, being parts of Lots 31 and 32 on the Plan of Free Silver as of record in Book 332, page 46, 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 easterly boundary of Lot 32 on said plan, thence with the center of the branch and the Lot Line 31 and 32, South 8 deg. E 67.5 feet to a point; thence continuing with the center of said branch but leaving said lot lines, South 2 deg. 10 min. W 48.2 feet to an iron pin; thence with said branch, South 41 deg. 42 min. E 122 feet to an iron pin; thence leaving said branch, North 34 deg. E 25.6 feet to a point in the boundary line of Lots 31 and 32; thence North 1 deg. W 183.9 feet to the southerly margin of Young's Lane; thence with the southern margin of Young's Lane, North 89 deg. 10 min. W 101 feet to the point of beginning and containing 37/100 acres, more or less: being 27/100 acre of Lot 31 and 10/100 acre of Lot 32.

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. 20081230-0123342, 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.

Andrew Carothers Healy and Andrew C. Healy are one and the same person.

This is improved property known as 852 Youngs Lane, Nashville, 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)

