Karen Johnson Davidson County
Batch# 351556 DEEDQC
01/31/2020 11:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200131-0011649

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 30th day of January, 2020. Notary Public My Commission Expires:

BROOKE RECTOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William Raymond Healy III, Trustee, et al. 4315 Iroquois Avenue Nashville, Tennessee 37205	SAME	070 08 0 219.00

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 1903 A LATHAN COURT 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.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Free Silver Plan of record in Book 332, page 46, Register's Office for said County, described according to a survey of Wm. Collier Parrish Associates, dated November 30, 1962, as follows:

Beginning at a point in the easterly margin of Lathan court, being 310 feet more or less, from the South margin of Youngs Lane, and being a common comer with the property conveyed to Gaines & Gaines Construction Company, Inc., by deed from Will Lathan, individually and as Trustee et al of record in Book 2594, page 345, Register's Office for said County, Thence along said easterly margin of Lathan Court South 24 degrees 35 minutes west to a point; thence continuing along said margin westerly around a curve with a radius of 50 feet, a distance of 66.09 feet to a point; thence South 10 degrees 19 minutes East 40.5 feet to a point thence S 55 degrees 27 minutes West 55.7 feet to a point; thence South 34 degrees 15 minutes West 88.0 feet to a point; thence North 65 degrees 59 minutes West 100.4 feet to a point; thence South 20 degrees 07 minutes West 118.2 feet more or less to a point in the United States Government take line for an easement for flowage of Cheatham Lake; thence along said line South 87 degrees 48 minutes East 315.7 feet to a point; thence North 58 degrees 16 minutes West 141.2 feet to a point; thence North 51 degrees 49 minutes East 107.8 feet to a point; thence north 13 degrees 27 minutes East 80.2 feet to a point; thence North 42 degrees 33 minutes East 131.5 feet to a point; thence North 65 degrees 25 minutes West 58.8 feet to the beginning.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED IS THAT PROPERTY CONVEYED TO MILTON D. DUNGEY AND WIFE, JOSEPIDNE H. DUNGEY BY DEED FROM WILL (WILLIAM) LATHAN AND WIFE, OF RECORD IN BOOK 4146, PAGE 7, DESCRIGED AS FOLLOWS:

Being part of Lot 30 Free Silver Plan as of record in Book 332, page 46, Register's Office for said County, and described according to a survey made by John M. Sullivan Civil Engineer on May 19, 1967 as follows:

Being at a point in the easterly margin of Lathan Court at the southwest comer of Lot 8 Riverside Homes, as of record in Book 2330, page 108, thence along the southerly line of Lot 8, south 65 degrees 25 minutes East 58.8 feet to the southeast comer of said Lot thence South 42 degrees 33 minutes West 81.79 feet thence North 65 degrees 25 minutes West 33.57 feet to the easterly margin of Lathan Court; thence with said Court, North 24 degrees 35 minutes East 77.8 feet to the point of beginning.

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Being the same property conveyed to William R. Healy, Jr. by deed from Salley M. Lyons, LLC, of record as Instrument No. 20020405-0041825, 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 1903 Lathan Court, 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)

