Karen Johnson Davidson County
Batch# 351629 DEEDQC
01/31/2020 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200131-0011758

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

E. Israel
AFFIANT

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Subscribed and sworn to before me this 31st day of January, 2020.

Lisa D. Hill
Notary Public
My Commission Expires: 5-3-2021

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
Erin Latham Israel 1717 Greenwood Avenue Nashville, Tennessee 37206	-SAME-	083 02 0 244.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Erin Latham Israel, Trustee of the Latham Family Trust dated June 15, 2018**, hereinafter called the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises and quitclaims all of the right, title and interest of the Latham Family Trust dated June 15, 2018, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to **Erin Latham Israel,** hereinafter called the Grantee, and to her heirs 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 the 31 day of January, 2020.

LATHAM FAMILY TRUST

By: E. Israel
Erin Latham Israel, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erin Latham Israel, Trustee of the Latham Family Trust**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January, 2020.

My Commission Expires: 5-3-2021 Lisa D. Hill
Notary Public

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

EXHIBIT A
Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING PART OF LOT NO. 19 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 19 IS THE EAST 150 FEET OF LOT NO. 19 AND FRONTS 150 FEET ON THE NORTH SIDE OF GREENWOOD AVENUE (FORMERLY WEAKLEY STREET) AND RUNS BACK NORTHWARDLY AND AT RIGHT ANGLES TO SAID GREENWOOD AVENUE AND BETWEEN PARALLEL LINES 664 FEET, MORE OR LESS, TO THE CENTER OF A 30 FOOT ALLEY (FORMERLY HICKMAN STREET).

INCLUDED IN THE ABOVE BUT EXCLUDED FROM THIS CONVEYANCE ARE TWO PARCELS, OF RECORD IN BOOK 2877, PAGE 631, AND BOOK 5687, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE.

Being the same property conveyed to Erin Latham Israel, Trustee of the Latham Family Trust dated June 15, 2018, by deed from James W. Latham, Sr. and wife, Judith Hendrix Latham, of record as Instrument No. 20180620-0059196, Register's Office for Davidson County, Tennessee.

This is improved property known as 1717 Greenwood Avenue, Nashville, Tennessee 37206.

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)

