Karen Johnson Davidson County
Batch# 357061 DEEDQC
02/12/2020 11:31:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20200212-0016061

FROM:

RUTH D. HOWARD AND/OR CLARENCE BRADLEY HOWARD, TRUSTEES

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

RUTH D. HOWARD AND CLARENCE BRADLEY HOWARD, JTWROS

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

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

ALEXANDER JAMES STARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 6th day of February, 2020.

Notary Public

My Commission Expires: 11/6/23

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ruth D. Howard and Clarence Bradley Howard, JTWROS 4144 Andrew Jackson Parkway Hermitage, Tennessee 37076	SAME	086 00 0 037.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, we, Ruth D. Howard and/or Clarence Bradley Howard, Trustees of The Ruth D. Howard Living Trust, established by the Revocable Trust Agreement of Ruth D. Howard, dated December 1, 1998, hereinafter called the Grantors, hereby remise,

release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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.

And now, I, the said Jeffrey Mobley, Trustee, remise, release and quitclaim unto Ruth D. Howard and Clarence Bradley Howard, as joint tenants with rights of survivorship, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 6th day of February, 2020.

THE RUTH D. HOWARD LIVING TRUST

By: Ruth D. Howard
Ruth D. Howard, Trustee

By: Clarence Bradley Howard
Clarence Bradley Howard, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth D. Howard and Clarence Bradley Howard, Trustees of The Ruth D. Howard Living Trust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 2020.

My Commission Expires: _____

ALEXANDER JAMES STARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

_____
Notary Public

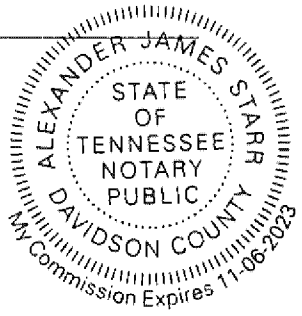
Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee, with whom I am personally acquainted, and who acknowledged that each he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 2020.

My Commission Expires: _____



_____
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the west margin of Old Hickory Boulevard, said point being 1486.69 feet more or less north of the intersection of Old Lebanon Dirt Road; thence leaving said margin and running with the north boundary of Parcel 36 Map 86 T.A.O. Davidson County, Tennessee, South 77 deg. 50' West 580.77 feet to a point in the centerline of Stoner's Creek; thence running with said centerline North 5 deg. 08' West 313.02 feet to a point; thence North 10' 42' East 176.13 feet to a point; thence leaving said centerline and running generally with a drainage ditch South 46 deg. 11' East 344.60 feet to an iron pin in said ditch; thence leaving and running parallel with said ditch North 69' 51' East 257.00 feet to an iron pin in the west margin of said Old Hickory Boulevard and a curve having a radius of 1389.84 feet; thence running with said curve 119.54 feet to a point at a change in the right-of-way; thence north 73' 31' East 10.0 feet to a point; thence running still with said margin and a curve having a radius of 1399.84 feet, a distance of 105.46 feet to the point of beginning and containing 3.50 acres, more or less.

Being the same property conveyed to Ruth D. Howard and/or Clarence Bradley Howard, Trustees of The Ruth D. Howard Living Trust, established by the Revocable Trust Agreement of Ruth D. Howard, dated December 1, 1998, by deed from Ruth D. Howard, Trustee of The Marvin K. Howard, Sr. and Ruth D. Howard Revocable Living Trust dated December 1, 1998, of record as Instrument No. 20160602-0055743, Register's Office for Davidson County, Tennessee.

This is improved property known as 4144 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

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)

