Karen Johnson Davidson County
Batch# 359582 DEEDQC
02/18/2020 11:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200218-0017913

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--. Bobby Darrell Denson Affiant Subscribed and sworn to before me, this 14th day of February, 2020. Brooke Rector 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
Bobby Darrell Denson, Trustee, et al. 3033 Lakeshore Drive Old Hickory, Tennessee 37138	SAME	044 01 0 004.00 044 01 0 005.00 044 01 0 006.00 044 01 0 007.00

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, **Bobby Darrell Denson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest, consisting of an undivided one-half (50%) tenant-in-common 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 **Bobby Darrell Denson, Trustee of the Bobby Darrell Denson Living Trust,** established by the Revocable Trust Agreement of Bobby Darrell Denson dated February 14, 2020, as amended and restated from time to time, and to his or 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of February, 2020.

Bobby Darrell Denson

Bobby Darrell Denson

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 Bobby Darrell Denson, 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 14th day of February, 2020.

My Commission Expires: _____

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

Brooke Rector

Notary Public

EXHIBIT A

Legal Descriptions

044 01 0 004.00 – 507 Swinging Bridge Road, Old Hickory, Tennessee 37138
044 01 0 005.00 – 102 Hickerson Street, Old Hickory, Tennessee 37138
044 01 0 006.00 – 104 Hickerson Street, Old Hickory, Tennessee 37138
044 01 0 007.00 – 108 Hickerson Street, Old Hickory, Tennessee 37138

Tract No. 1:
BEING Lots Nos. 17 and 18 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record; said Lots being more particularly described as follows:

Starting with a concrete monument at the south end of the return at the southwest corner of the intersection of Hadley Bend Road and Hickerson Street and running thence the following courses and distances: South 43 deg. 49' West along the westerly margin of Hickerson Street 173 feet to an iron pin located at the northeast corner of the Lot No. 19; thence in a northwesterly direction along the common line between Lots 18 and 19 for a distance 303.4 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lots 9 and 10 for a distance of 197.3 feet to an iron pin located in the southerly margin of Hadley Bend Road; thence South 46 deg. 37' East along the southerly margin of Hadley Bend Road 284.4 feet to a concrete monument; thence around a curve to the right, said curve having a radius of 25 feet a distance of 39.5 feet to a concrete monument, and the point of beginning.

Lots Nos. 17 and 18 are subject to and/or reserving one 10 ft. wide public utility easement running parallel with and adjacent to the rear of said lots.

Tract No. 2:
BEING Lot No. 19 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded Plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record, said lot being more specifically described as follows:

Starting with an iron pin located on a common line between Lots Nos. 18 and 19 in the westerly margin of Hickerson Street and running thence the following courses and distances; South 43 deg. 49' west along the westerly margin of Hickerson Street 95 feet to an iron pin located at the northeast corner of Lot No. 20; thence, in a northwesterly direction along the common line between Lots No. 19 and 20 a distance of 300.2 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lot No. 19 a distance of 95.5 feet to an iron pin located on the common line between Lots Nos. 18 and 19; thence in a southeasterly direction along the common line between Lots Nos. 18 and 19 a distance of 303.4 feet to an iron pin and the point of beginning.

Lot No. 19 is subject to and/or reserving one 10 ft. wide public utility easement running parallel with and adjacent to the rear of said lot.

Tract No. 3:
Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 20 on the unrecorded map of the Subdivision of Scenic View, described as follows:

BEGINNING at a point in the northwesterly margin of Hickerson Street, at the corner of Lots Nos. 20 and 21; thence with the line between said lots, northwesterly 297 feet to a point; thence northeasterly 100.5 feet to a corner of Lot No. 19; thence with the line between Lots Nos. 19 and 20, southeasterly 300.2 feet to the northwesterly margin of Hickerson Street; thence with the margin of the same, southwesterly 100 feet to the point of beginning.

This property is conveyed subject to (1) restrictions contained in deed from Nashville Industrial Corporation of Randall Phillips and wife, dated December 9, 1959, filed for record February 4, 1960, in Book 2999, page 80, Register's Office for Davidson County, Tennessee; and (2) the unrecorded plan shows an owner's certificate, a 30-foot set-back line from Hickerson Street and a 10-foot easement for public utilities along the westerly rear line of the lot.

Being the same property conveyed to Alice Lee Brown for life, remainder to Frances B. Denson and Anna B. Alexander, as tenants in common, each owning a one-half (1/2) undivided interest by Quitclaim Deed dated December 5, 1988, and of record in Book 7724, page 757, Register's Office for Davidson County, Tennessee. The said Alice Lee Brown having died September 11, 1994. The said Frances B. Denson having died Testate in Davidson County, Tennessee, her one-half (1/2) undivided interest having been devised and conveyed to Bobby Darrell Denson by deed of record as Instrument No. 20000330-0031845, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Anna Brown Alexander and spouse, Owen Alexander, and their daughter, Leanne A. Savage, as joint tenants with rights of survivorship, consisting of a one-half (1/2) undivided interest, by deed from Anna B. Alexander, of record as Instrument No. 20070202-0013742, Register's Office for Davidson County, Tennessee.

This is improved property known as 507 Swinging Bridge Road, 102, 104 and 108 Hickerson Street, Old Hickory, Tennessee 37138.

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)

