Karen Johnson Davidson County
Batch# 369370 DEEDQC
03/09/2020 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200309-0026217

**THIS INSTRUMENT PREPARED BY:**

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

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $--NONE--

Donna L. Corbett

Donna L. Corbett, Affiant

Subscribed and sworn to before me, this 5th day of March, 2020.

H R Mobley

Notary Public

My Commission Expires: 10-02-2023

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| W. Lee Corbett and/or<br>Donna L. Corbett and/or Benjamin<br>Cooper Corbett, Trustees<br>16 Foxhall Close<br>Nashville, TN 37215 | SAME | 117 / 7J-11 |

## 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, **Donna L. Corbett**, 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 and the Grantor's spouse, 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 **W. Lee Corbett and/or Donna L. Corbett and/or Benjamin Cooper Corbett, Trustees of the Lee & Donna Corbett Living Trust, established by the Revocable Trust Agreement of W. Lee Corbett and Donna L. Corbett dated March 5, 2020**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 5th day of March, 2020.

Donna L. Corbett

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 Donna L. Corbett, 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 5th day of March, 2020.

My Commission Expires: 10-02-2023

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

202003090026217

## EXHIBIT A

## Legal Description

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

A condominium unit in Davidson County, Tennessee, being Unit No. 2035, on the plan of Kingsbridge Condominium, according to a Master Deed of record in Book 7105, page 777, as amended in Book 7457, page 15, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Donna L. Corbett by deed from Michael A. Leech and wife, Elizabeth J. Leech, of record in Book 10428, page 726, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions, limitations, restrictions, and encumbrances:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. Covenants, conditions, restrictions, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 7105, page 777, as amended in Book 7457, page 15, said Register's Office.

This is improved property known as 2035 Lombardy Avenue, Nashville, Tennessee 37215.



202003090026217

## 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)

