THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 369453 DEEDQC
03/09/2020 01:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200309-0026311

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 4th day of March, 2020.

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
John C. Reed, Trustee 134 Wentworth Avenue Nashville, TN 37215	SAME	116-16-B-19CO

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, **John C. Reed**, 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 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 **John C. Reed, Trustee of the John C. Reed_Living Trust**, established by the Revocable Trust Agreement of **John C. Reed** dated March 4, 2020, as amended and restated from time to time, and to his 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 4th day of March, 2020.

John C. Reed

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 John C. Reed, 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 4th day of March, 2020.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being lot no. 19 on the plan of second revision, the Iroquois of Nashville of record in Book 6900, Pages 61 and 62, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to John Clay Reed by Warranty Deed from Lester L. Porter, III, of record in Instrument No. 20061222-0157999, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 6657, Page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828; Charter of Homeowner's Association of record in Book 7661, page 875, Book 8209, page 304.

All matters shown on the Plat of record in Book 6900, pages 62, Davidson County, TN, Register of Deeds.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

John Clay Reed and John C. Reed are one and the same person.

This is improved property known as 134 Wentworth Avenue, Nashville, Tennessee 37215.

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)

