Karen Johnson Davidson County
Batch# 369639 DEEDQC
03/09/2020 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200309-0026329

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--.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2020.

Notary Public

My Commission Expires: 10-02-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Joshua Peter Kear 1425 Inglewood Circle North Nashville, Tennessee 37216	SAME	072-04-0-062.00 072-08-0-007.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carly Lynne Kear**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to the Grantor's husband, 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 **Joshua Peter Kear,** and to his heirs and assigns, hereinafter called the Grantee.

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 28th day of February, 2020.

Carly Lynne Kear

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 Carly Lynne Kear, 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 28th day of February, 2020.

My Commission Expires: 10-02-2023

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 11 and the northerly part of Lot No. 12 of Block "B" on the Map of Inglewood Terrace as of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Inglewood Circle North at the corner of Lots No. 11 & 13; thence with the line between said lots northwesterly 305.0 feet to a point in the south line of the Inglewood Golf Club Subdivision; thence with the south line of the same westerly 74 feet 2 inches to a point at the corner of Lots No. 11 & 12 in the south line of said Subdivision and continuing with the north line of Lot No. 12, 30.0 feet, more or less, to the northeasterly corner of the property conveyed to Alpin L. Moragne and wife, by deed of record in Book 2097, page 498, said Register's Office; thence southerly with Moragne's easterly line 240.0 feet, more or less, to his southeasterly corner; thence easterly 31.0 feet, more or less to the common corner of Lots 10 & 11, thence with the line between Lots 10 & 11 easterly 301.5 feet to a point in the westerly margin of Inglewood Circle North; thence with the margin of the same, northerly along a slight curve 76 feet 6 inches to the beginning.

Being the same property conveyed to Carly Lynne Kear and Joshua Peter Kear, wife and husband, by deed from Sher Powers, Trustee of the Troy Kinsel Testamentary Trust, of record as Instrument No. 20191213-0128877, Register's Office for Davidson County, Tennessee.

This is improved property known as 1425 Inglewood Circle North, Nashville, Tennessee 37216.

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)

