Karen Johnson Davidson County
Batch# 369982 DEEDQC
03/10/2020 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200310-0026782

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--. Affiant Subscribed and sworn to before me, this 28th day of February, 2020. Notary Public My Commission Expires: 10-02-2023

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

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Carly Lynne Kear, Trustee 2714 Hartford Drive Nashville, Tennessee 37210	SAME	119-10-0-158.00

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, **Joshua Peter Kear**, as Grantor, hereby remises, releases and quitclaims unto **Carly Lynne Kear, Trustee of the 2714 Hartford Drive Trust dated February 28, 2020**, as Grantee, and to their successors in trust and assigns, with full power to

sell, transfer, mortgage and convey without signature of any beneficiary, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by 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.

WITNESS my hand this 28th day of February, 2020.

Joshua Peter 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 Joshua Peter 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
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Hidden Acres, as of record in Plat Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Joshua Peter Kear by deed from Orion Land, LLC, a Tennessee Limited Liability Company, of record as Instrument No.20200309-0026328, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 1130, Page 89, and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2714 Hartford Drive, Nashville, Tennessee 37210.

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)

