Karen Johnson Davidson County
Batch# 372885 DEEDQC
03/16/2020 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200316-0028754

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 12th day of March, 2020. Notary Public My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Deana M. Fletcher, Trustee 5809 C Morrow Road Nashville, Tennessee 37209	SAME	091 06 1G 001.00

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, **Edward C. Fletcher, Jr.**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to an irrevocable 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 **Deana M. Fletcher, Trustee of the Logan Fletcher 2020 Trust dated March 12, 2020**, and to 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.

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 12th day of March, 2020.

Edward C. Fletcher Jr.

Edward C. Fletcher, Jr.

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 Edward C. Fletcher, Jr., 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 12th day of March, 2020.

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/17/2020

My Commission Expires:

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

A certain townhome located in Davidson County, Tennessee, being Unit No. C of 5809 Morrow Road Lot 1 Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 5809 Morrow Road Lot 2 Townhomes of record in Instrument Number 20170202-0011477, as amended in Instrument No. 20171214-0127429, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Plot Plan incorporated into Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Declaration.

Being the same property conveyed to Edward C. Fletcher, Jr. by deed from Platinum Investment Group, LLC, a Tennessee limited liability company, of record as Instrument No.20200313-0028338, Register's Office for Davidson County, Tennessee.

This is improved property known as 5809 C Morrow Road, Nashville, Tennessee 37209.

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)

