Karen Johnson Davidson County
Batch# 379475 DEEDQC
03/30/2020 02:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200330-0034045

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 27th day of March, 2020. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number(s)
David S. Rader, Trustee 5070 Villa Crest Drive Nashville, Tennessee 37220	SAME	043 06 0 075.00

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, **Shirley Mai Rader**, 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 **David S. Rader, Trustee of the Rader Family Trust, dated March 27, 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 27th day of March, 2020.

Shirley Mai Rader

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 Shirley Mai Rader, 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 27th day of March, 2020.

JEFFREY OBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 119 on the Map of Madison Park, Section Two, as of record in Book 3106, page 141, Register's Office for said County.

Said Lot No. 119 lies on the southwest corner of the intersection of Anderson Lane and May Drive; beginning at a point on the westerly margin of May Drive; thence westerly North 88° 00' West 119.1 feet to a point; thence northerly 102 feet to a point on the southerly margin of Anderson Lane; thence easterly South 88° 30' East 91.78 feet to a point; thence southerly 39.5 feet around the corner to a point; thence southerly South 2° 00' West 77.9 feet to the point of beginning.

Being the same property conveyed to Franklin A. Rader and wife, Shirley Johnson Rader, by deed from Dugger Developments, Inc., of record in Book 3574, page 605, Register's Office for Davidson County, Tennessee.

Shirley Mai Rader and Shirley Johnson Rader are one and the same person.

Franklin A. Rader died on January 7, 2019.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 3459, page 406, as amended in Book 3460, page 337, which said instrument deletes Clause No. 14 of said restrictive covenants, Register's Office for said County.

This is improved property known as 642 Anderson Lane, Madison, Tennessee 37115.

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)

