Karen Johnson Davidson County
Batch# 387160 DEEDQC
04/17/2020 09:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200417-0040278

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 2nd day of April, 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:
Jeffrey Mobley, Trustee 1103 B Nichol Lane Nashville, Tennessee 37205	SAME	130 05 0D 002.00

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, **Jeffrey Mobley, Successor Trustee of**

the Kathryn McKinney Duke Trust dated October 30, 2014, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, 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 **Jeffrey Mobley, Trustee of the Kathryn McKinney Anderson Trust dated April 2, 2020**, hereinafter called the Grantee, and to his successors in trust and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary.

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 2nd day of April, 2020.

KATHYRN MCKINNEY DUKE TRUST

By: _____
Jeffrey Mobley, Successor Trustee

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 Jeffrey Mobley, Trustee of the Kathryn McKinney Duke Trust, 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 2nd day of April, 2020.

My Commission Expires: _____

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

_____
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 1103 Nichol Lane Cottages, a Horizontal Property Regime with Private elements, filed as Exhibit "C" to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141217-0115654, as amended in Instrument No. 20160408-0033862 and in Instrument No. 20160505-0044721, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Donald W. McKinney and/or Anna M. Thornton, Trustees of the Kathryn McKinney Duke Trust dated October 30, 2014, by deed from Kathryn McKinney Duke, of record as Instrument No. 20160622-0063303, Register's Office for Davidson County, Tennessee. Jeffrey Mobley was appointed Successor Trustee to Donald W. McKinney and Anna M. Thornton, Trustees of the Kathryn McKinney Duke Trust dated October 30, 2014, pursuant to the terms of the Trust Agreement.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.
2. All matters shown on the boundary plat of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, easements and restrictions of record in Instrument No. 20141217-0115654, as amended in Instrument No. 20160408-0033862 and Instrument No. 20160505-0044721, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140919-0086048 and Instrument No. 20141103-0101042, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1103 B Nichol Lane, Nashville, Tennessee 37205.

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)

