Karen Johnson Davidson County
Batch# 401036 DEEDQC
05/15/2020 12:51:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20200515-0050750

FROM:

TERESA ANN MITCHELL-MARTIN

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

TERESA ANN MITCHELL-MARTIN AND TIFFANY M. TOURNAUD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

QUITCLAIM DEED

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 31st day of March, 2020.

Notary Public

My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:

Teresa Ann Mitchell-Martin and
Tiffany M. Tournaud, JTWROS
8800 Cressent Glen Court
Antioch, Tennessee 37013

Send Tax Bills to:

SAME

Map-Parcel Numbers:

182 00 0 083.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a joint tenancy with rights of survivorship, I, Teresa Ann Mitchell-Martin, hereby remise,

release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this 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.

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Teresa Ann Mitchell-Martin and Tiffany M. Tournaud, as joint tenants with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 31st day of March, 2020.

Teresa Ann Mitchell-Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Ann Mitchell-Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2020.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

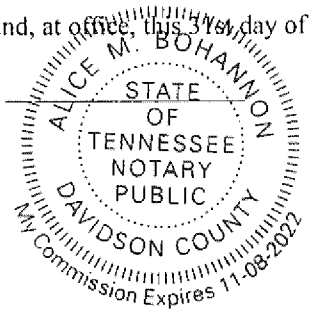
Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2020.

My Commission Expires:



Notary Public

EXHIBIT A

Legal Description

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey prepared by David H. Parker, Surveyor, dated March 22, 1971 as follows:

TRACT NO. 2:
BEGINNING at an iron pin in the northerly margin of Old Hickory Boulevard at the common line between Tract No. 1 and herein described Tract No. 2; thence with said common line North 4 degrees 30 minutes, East 641.07 feet to an iron pin; thence North 85 degrees 39 minutes West, 108.00 feet to an iron pin; thence South 24 degrees 00 minutes West, 581.94 feet to an iron pin in the northerly margin of said Old Hickory Boulevard; thence with said northerly margin South 65 degrees 33 minutes East, 203.00 feet to an iron pin, said pin being the beginning of a curve to the left having a radius of 393.12 feet; thence with said curve in a southeasterly direction 114.35 feet to the point of beginning and containing an area of 3.0 acres, more or less.

Being the same property conveyed to Teresa Ann Mitchell-Martin, by deed from Teresa Ann Mitchell-Martin, Trustee of The Martin Family Revocable Living Trust, dated July 8, 2008, , of record as Instrument No. 20200429-0044544, Register's Office for Davidson County, Tennessee.

This is improved property known as 13934 Old Hickory Boulevard, Antioch, Tennessee 37013.

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)

