Karen Johnson Davidson County
Batch# 401081 DEEDQC
05/15/2020 01:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200515-0050803

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 14th day of April, 2020. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Suzanne G. McDaniel, Trustee 4400 Belmont Terrace Park, Unit 241 Nashville, Tennessee 37215	SAME	Davidson County 131 07 0B 241.00 Sumner County 106 017.00

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, **Suzanne G. McDaniel**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) 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 **Suzanne G. McDaniel, Trustee of the SGM Living Trust**, established by the Revocable Trust Agreement of Suzanne G. McDaniel dated April 14, 2020, as amended and restated from time to time, 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of April, 2020.

Suzanne G. McDaniel

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 Suzanne G. McDaniel, 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 14th day of April, 2020.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Descriptions

(Suzanne Gregory McDaniel and Suzanne G. McDaniel are one and the same person.)

Davidson County
131 07 0B 241.00

Land in Davidson County, Tennessee, being Building Site No. 241 on the Plan of Section Ten Arden Place as of record in Plat Book 5210, page 218, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Suzanne Gregory McDaniel by deed from Suzanne Gregory McDaniel, Trustee of The JGM Trust dated August 17, 2015, of record as Instrument No. 20200430-0045459, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Current year's City/County Taxes which have been assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, supplemented in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Arden Place Homeowner's Association, Inc. of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5210, page 218, Register's Office for Davidson County, Tennessee.
5. Declaration of Boundary Line recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace, Unit 241, Nashville, Tennessee 37215.

Sumner County
106 017.00

Land lying in the 10th Civil District of Sumner County, Tennessee, more particularly described as follows:

Beginning at a post at the end of right-of-way fence of Louisville and Nashville Railroad Southeast of Desha Station; thence with road North 48° East 10.3 chains to point in road; thence leaving road South 85½° East 5.48 chains to a corner in road; thence leaving road South 7½° West 58.73 chains crossing Desha Creek to a point in road South of Creek; thence with same North 57½° West 15 chains to a point in road; thence North 60½° West 17.29 chains to a point in road East of railroad bridge; thence North 12° East 3.30 chains crossing Desha Creek to a post in Railroad right-of-way fence; thence with same North 31½° East 3.11 chains; thence North 20° East 2 chains; thence North 17½° East 7.10 chains; thence North 21° East 4.51 chains thence North 27° East 4.97 chains; thence North 33¼° East 4.81 chains; thence North 40° East 6.06 chains; thence North 46¼° East 8.27 chains to the beginning and containing 112 acres as surveyed on November 11, 1929 by T. E. Gillespie, County Surveyor of Sumner County, Tennessee.

Being the same property conveyed to Suzanne Gregory McDaniel by deed from Suzanne Gregory McDaniel, Trustee of The JGM Trust dated August 17, 2015, of record in Record Book 5213, pages 820-824, Register's Office for Sumner County, Tennessee.

This is unimproved property known as Branham Mill Road, Gallatin, Tennessee 37066.

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)

