Karen Johnson Davidson County
Batch# 405418 DEEDQC
05/22/2020 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200522-0053650

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4441

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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 May, 2020.

Notary Public

My Commission Expires: 10-02-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kevin Montgomery, Trustee P.O. Box 40466 Nashville, Tennessee 37204	SAME	105 04 0 145.00

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, **William Kenneth Wade**, 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 **Kevin Montgomery, Trustee of the 21 A Shepard St. Trust, dated May 14, 2020**, and his successors and assigns, with full power to sell or encumber the property without the consent 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 14th day of May, 2020.

William Kenneth Wade

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 William Kenneth Wade, 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 May, 2020.

My Commission Expires: 10-02-2023

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

Land located in the 17th Council District of Nashville, Davidson County, Tennessee, being on the Southerly margin of Shepard Street, 50 feet West of John Street, and being further described as follows:

Being the Westerly 25 feet of the Easterly 75 feet of lot 28 and the Westerly 25 feet of the Easterly 75 feet of the Northerly 40 feet of lot 30, Trimble's addition to South Nashville of record in plat Book 57, page 53, in the Register's Office for Davidson County, Tennessee, according to a survey made by John Alan Hood, T.N. R.L.S. No. 1838, dated June 3, 2019.

Being the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by deed from Mike Cothern, married (which property was never the primary marital residence of Mike Cothern), of record as Instrument No. 20190627-0062647, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Kenneth Wade by deed from City Limits Construction, LLC, a Tennessee limited liability company, of record as Instrument No. 20200519-0051960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for current year and subsequent years a lien not yet due and payable (which have been assumed by Grantee); a survey made John Alan Hood, T.N. R.L.S. No. 1838, dated June 3, 2019; all matters shown on the Plan of record in Plat Book 57, page 53, Register's Office for Davidson County, Tennessee; and any and all existing easements and restrictions as shown of record not stated herein

This is unimproved property known as: 21 A Shepard Street, Nashville, Tennessee 37210.

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)

