Karen Johnson Davidson County
Batch# 405429 DEEDQC
05/22/2020 04:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200522-0053662

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 May, 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:
Kevin Montgomery, Trustee P.O. Box 40466 Nashville, Tennessee 37204	SAME	062 02 0A 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, **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 2708 Riverbend**

Dr. 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.

ALICE M. BOHANNON 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. 62-B on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Wade Properties, LLC, a Tennessee limited liability company, by deed from Donald Scott Hefelfinger, unmarried, of record as Instrument No. 20170616-0060363, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Kenneth Wade by deed from Wade Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20200519-0051965, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the current year and subsequent years, which have been assumed by Grantee; all matters appearing on the Plan of record in Book 6250, page 995 and Book 6250, pages 996 and 997; easement to TVA/ USA of record in Book 1163, page 341; easement to Tennessee Electric Power Board of record in Book 3959, page 595; Charter of River Trace Homeowners Association of record in Book 6851, page 363; Quitclaim Deed to Homeowners Association of record in Book 7907, page 168; Articles of Organization for Wade Properties, LLC, of record in Instrument No. 20130805-0081774; grant and indemnity agreement concerning open space/ amenities area of record in Book 7030, page 798; grant and indemnity agreement for improvements on TVA easement of record in Book 6583, page 698; restrictions of record in Book 6851, page 370 and Book 6982, page 747; By-Laws of River Trace Homeowners Association of record in Book 6851, page 390; and all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2708 Riverbend Drive, Nashville, Tennessee 37214.

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)

