Karen Johnson Davidson County
Batch# 408461 DEEDQC
06/01/2020 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200601-0055956

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

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--.

Keith S Wells
Affiant

Subscribed and sworn to before me, this 21st day of May, 2020.

Notary Public
My Commission Expires: 10-02-2023

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Keith S. Wells and/or<br>Beverly B. Wells, Trustees<br>153 Cheek Road<br>Nashville, Tennessee 37205 | SAME | 130 09 0 059.00 |

## 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, **Keith S. Wells and wife, Beverly B. Wells,** hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Keith S. Wells and/or Beverly B. Wells, Trustees of the Keith & Beverly Wells Living Trust,** established by the Revocable Trust Agreement of Keith S. Wells and Beverly B. Wells dated May 21, 2020, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

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** our hands this 21st day of May, 2020.

**Keith S. Wells**

**Beverly B. Wells**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith S. Wells and Beverly B. Wells, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st 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 in Davidson County, Tennessee, being the Easterly 115 feet of the Westerly 150 feet of Lot No. 12 of Block "D" on the Map of the revised plan of Highlands of Belle Meade No. 2, of record in Plat Book 843, Page 18, Register's Office for Davison County, Tennessee, to which plan reference is made for a more complete description.

Said part of Lot 12 fronts 115 feet on the Southerly side of Cheek Road and runs back between parallel lines 175 feet to the Northerly margin of a 25 foot street.

Being the same property conveyed to Keith S. Wells and Beverly B. Wells, husband and wife, by deed from Cole Barfield and Christen Barfield, husband and wife, of record as Instrument No. 20180515-0046449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

2. Taxes for the current and subsequent years, which have been assumed by Grantees.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

4. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Highlands of Belle Meade No. 2, as recorded in Plat Book 843, Page 18.

5. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1812, Page 463.

6. Easement for Telecommunications, recorded in Book 1065, Page 6.

This is improved property known as 153 Cheek Road, 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)

