Karen Johnson Davidson County
Batch# 426633 DEEDQC
06/26/2020 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200626-0069279

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 26th day of June, 2020. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Julianne LaGasse Williams, Trustee 519 Belle Meade Boulevard Nashville, Tennessee 37205	SAME	092 11 0 006.00

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, **Jeffrey Todd Williams**, 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 **Julianne LaGasse Williams, Trustee of the 2401 Clifton Avenue Trust dated June 26, 2020**, and her 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 26th day of June, 2020.

Jeffrey Todd Williams

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 Jeffrey Todd Williams, 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 26th day of June, 2020.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 28 in McEwen's Plan of Lots in the 13th Civil District of said county and state, according to a plan of record in Plan Book 1, page 124, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the Southerly line of Clifton Pike, 25 feet Northerly from and at right angles to the center line of the main track of the Tennessee Central Railway Company; thence, Westerly along the South line of Clifton Pike, 109.6 feet, more or less, to the East line of a 16-foot alley; thence, Southerly along said alley line 89.3 feet, more or less, to a point 25 feet Northerly from and at right angles to said center line of said main track; thence, Northeasterly 25 feet distance from and parallel to said center line of main track, 138 feet, more or less, to the Point of Beginning; and part of Alley No. 931 closed by Metropolitan County Council Bill No. 78-1009.

Being the same property conveyed to Jeffrey Todd Williams by deed from Nabil Yafai of record as Instrument No. 20160405-0032646, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Current year's taxes which have been assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan and/or plat of record; and (6) All applicable government and zoning regulations.

This is improved property known as 2401 Clifton Avenue, Nashville, Tennessee 37209.

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)

