Karen Johnson Davidson County
Batch# 455025 DEEDQC
08/12/2020 10:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200812-0089789

FROM:

JENNIFER A. SMYTHE AND SHANNON C. HOUCHINS, WIFE AND HUSBAND

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

JENNIFER A. SMYTHE AND SHANNON C. HOUCHINS, AS TENANTS IN COMMON

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 11th day of August, 2020.

Brooke Rector
Notary Public

My Commission Expires: 11-06-2023

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Number
Shannon C. Houchins and Jennifer A. Smythe, tenants in common 3908 Albert Drive Nashville, Tennessee 37204	SAME	118 13 0P 002.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are

hereby acknowledged, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between us, we, **Jennifer A. Smythe and Shannon C. Houchins, wife and husband,** hereby remise, release and quitclaim unto **Jeffrey Mobley, Trustee**, and his successors and assigns, the tract of land described on Exhibit A attached hereto and incorporated herein by this reference.

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.

And now, I, the said **Jeffrey Mobley, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto **Jennifer A. Smythe and Shannon C. Houchins**, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), and their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 11th day of August, 2020.

Jennifer A. Smythe

Shannon C. Houchins

Jeffrey Mobley, Trustee

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 Jennifer A. Smythe, Shannon C. Houchins and Jeffrey Mobley, Trustee, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of August, 2020.

My Commission Expires: _____

Brooke Rector
Notary Public

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit B of 3906 Albert Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 3906 Albert Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130307-0022675, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3906 Albert Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130307-0022675, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jennifer Smythe and Shannon Houchins, wife and husband, by deed from Gala, LLC, a Tennessee limited liability company, of record as Instrument No. 20131216-0126537, Register's Office for Davidson County, Tennessee.

Jennifer A. Smythe and Jennifer Smythe are one and the same person.

Shannon C. Houchins and Shannon Houchins are one and the same person.

This conveyance is subject to (a) current and subsequent years' State and County taxes, which have been assumed by the Grantees; (b) all matters appearing on the plan of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee; (c) restrictive covenants of record in Instrument No. 20130307-0022675, Register's Office for Davidson County, Tennessee; and (d) charter of record in Instrument No. 20130307-0022674, Register's Office for Davidson County, Tennessee.

This is improved property known as 3908 Albert Drive, Nashville, Tennessee 37204.

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, Julia C. Hunt, 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)

