Karen Johnson Davidson County
Batch# 456692 DEEDQC
08/13/2020 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200813-0090999

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--. Elizabeth C. Felch, Affiant Subscribed and sworn to before me this 13th day of August, 2020. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Number:
James W. Felch, Sr., and/or Elizabeth C. Felch, Trustees 3424 3424 Hampton Avenue Nashville, TN 37215	SAME	Map 117-06 Parcel 59.00

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, **Elizabeth C. Felch**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, 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 **James W. Felch, Sr., and/or Elizabeth C. Felch, Trustees of the 3424 Hampton Trust, established by the Revocable Trust Agreement of James W. Felch, Sr., and Elizabeth C. Felch dated August 13, 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 my hand this 13th day of August, 2020.

Elizabeth C. Felch

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 Elizabeth C. Felch, 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 13th day of August, 2020.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

Land in the 7th Civil District of Davidson County, Tennessee, being the easterly 7 feet of the northerly part of Lot No. 11 and the westerly 120 feet of the northerly part of Lot No. 12 on the plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May____, 1910, as follows:

Beginning on the northerly margin of 3424 Hampton Avenue, at a point 1380 feet west of the center line of 23rd Avenue, South, said point being the southwest comer of the property conveyed to James D. Dorris by deed from Loiette 3424 Hampton Hume, et al, of record in Book 1108, page 585, Register's Office for Davidson County, Tennessee; then with the northerly margin of 3424 Hampton Avenue, westwardly 127 feet, thence northwardly and parallel with the line between Lots Nos. 11 and 12, 345.7 feet, more or less to the southerly line of Lot No. 9; thence eastwardly, with the southerly line of Lots Nos. 9 and 8, 127 feet to said Dorris' northwest comer; thence with the westerly line of said Dorris' property, southwardly 344.7 feet, more or less, to the beginning.

Being the same property conveyed to Mary Elizabeth C. Weaver by deed from Thomas S. Weaver, Jr., of record in Book 11527, page 114, Register's Office for Davidson County, Tennessee.

Elizabeth C. Felch and Mary Elizabeth C. Weaver are one and the same person.

This is improved property known as 3424 Hampton Avenue, Nashville, TN 37215.

202008130090999

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)

