Karen Johnson Davidson County
Batch# 474415 DEEDQC
09/11/2020 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200911-0104067

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 2nd day of September, 2020. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Chelsie Elizabeth Arena, Trustee 555 N. Dupont, Unit A19 Madison, TN 37115	SAME	43-10A-16.00

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, Leonard Saftchick, Trustee of the Trust F/B/O Chelsie Elizabeth Arena U/T/A of the Mindy Ilene Arena Living Trust dated November 23, 2016 , hereinafter called the Grantor, 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 **Chelsie Elizabeth Arena, Trustee of the Trust F/B/O Chelsie Elizabeth Arena U/T/A of the Mindy Ilene Arena Living Trust dated November 23, 2016**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 2nd day of September, 2020.

Leonard Saftchick, Trustee

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard Saftchick, Trustee, 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 2nd day of September, 2020.

My Commission Expires: _____

Notary Public

HOWARD ROTHENBERG
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RO6268065
COMM. EXP. 8/2/24

EXHIBIT A

Legal Description

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Unit A-19 (302) Madison Park Condominiums, 555 Dupont Ave, Madison, TN, 37115, of Record in Plat Book 5200, Pages 179-182, Register's Office for Davidson County, TN to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Leonard Saftchick, Trustee of the Trust F/B/O Chelsie Elizabeth Arena U/T/A of the Mindy Ilene Arena Living Trust dated November 23, 2016, of record in Instrument No. 20181003-0098065, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is improved property known as 555 N. Dupont, Unit A19 Madison, TN 37115.

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.

Julia C. Hunt
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

