Karen Johnson Davidson County
Batch# 481415 DEEDQC
09/23/2020 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200923-0109195

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--. Keith Maune Affiant Subscribed and sworn to before me, this 21st day of September, 2020. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Heather Elaine Maune and/or Keith Alan Maune, Trustees 1781 Hillmont Drive Nashville, Tennessee 37215	SAME	117 15 1A 002.00

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 Alan Maune and wife, Heather Elaine Maune**, 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 **Heather Elaine Maune and/or Keith Alan Maune, Trustees of the Heather & Keith Maune Living Trust, established by the Revocable Trust Agreement of Heather Elaine Maune and Keith Alan Maune dated September 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.

This conveyance to the Trustees is in accordance with, and intended to comply with and benefit from, the provisions of Tennessee Code Annotated Section 35-15-510 regarding immunity from creditors for property conveyed to a trust by husband and wife as tenants by the entirety.

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 September, 2020.

Keith Alan Maune

Heather Elaine Maune

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Alan Maune and Heather Elaine Maune, the bargainors, 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 September, 2020.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

Land Davidson County, Tennessee, being Unit 1781, Hillmont Commons South, Amendment, as shown on Exhibit "B" of record in Instrument No. 20141119-0106782, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Keith Maune and wife, Heather Maune, by deed from Cornerstone Investments, Inc., of record as Instrument No. 20150326-0026333, Register's Office for Davidson County, Tennessee.

Keith Alan Maune and Keith Maune are one and the same person.

Heather Elaine Maune and Heather Maune are one and the same person.

This conveyance is subject to current and subsequent State and County taxes, which have been assumed by the Grantees; all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan or plat of record; and all applicable government and zoning regulations.

This is improved property known as 1781 Hillmont Drive, Nashville, Tennessee 37215.

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)

