Karen Johnson Davidson County
Batch# 481872 DEEDQC
09/24/2020 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200924-0109742

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 10th day of September, 2020. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number
Karen Michelle Mufarreh, Trustee 1919 Kimbark Drive Nashville, Tennessee 37215	SAME	131 02 2G 001.00

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, **Karen Michelle Mufarreh**, 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, 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 **Karen Michelle Mufarreh, Trustee of the Karen Mufarreh Living Trust, established by the Revocable Trust Agreement of Karen Michelle Mufarreh dated September 10, 2020**, as amended and restated from time to time, 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 10th day of September, 2020.

Karen Michelle Mufarreh

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 Karen Michelle Mufarreh, 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 10th day of September, 2020.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 1, 50 Colonial Cottages, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151026-0108370, in the Register's Office, Davidson County, Tennessee, to which declaration reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Karen M. Mufarreh by deed from Nashville Now Investments, LLC, a Tennessee limited liability company, of record as Instrument No. 20161121-0122559, Register's Office for Davidson County, Tennessee.

Karen Michelle Mufarreh and Karen M. Mufarreh are one and the same person.

This conveyance is subject to current and subsequent years' State and County taxes, which have been assumed by the Grantee; all matters appearing on the plan of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee; and Restrictive Covenants of record in Instrument No. 20151026-0108370, Register's Office for Davidson County, Tennessee.

This is improved property known as 1919 Kimbark 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)

