Karen Johnson Davidson County
Batch# 490800 DEEDQC
10/07/2020 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201007-0116120

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--. Hargrove Affiant Subscribed and sworn to before me, this 1st day of October, 2020. Alice M. Bohannon 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:
Tatiana Yuryevna Hargrove, Trustee 614 Russell Street Nashville, Tennessee 37206	SAME	082 16 0 127.00

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, **Tatiana Yuryevna Hargrove**, 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 **Tatiana Yuryevna Hargrove, Trustee of the Tatiana Hargrove Living Trust, established by the Revocable Trust Agreement of Tatiana Yuryevna Hargrove dated October 1, 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 1st day of October, 2020.

Hargrove

Tatiana Yuryevna Hargrove

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 Tatiana Yuryevna Hargrove, 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 1st day of October, 2020.

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

My Commission Expires:

Alicia Bohannon

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 68 on the plan of Henry Bloods Addition to Edgefield, now East Nashville, as of record in Book 21, page 5, Register's Office for said County.

Said Lot No. 68 fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Frank Hargrove, III, by deed from The Marvin W. Stansell Family Limited Partnership, of record in Book 10217, page 724, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Frank Hargrove, III, and wife, Tatiana Yuryevna Hargrove, by deed from Frank Hargrove, III, of record as Instrument No. 20200505-0046608, Register's Office for Davidson County, Tennessee.

Frank Hargrove, III, died on May 10, 2020.

This conveyance is suject to any and all matters of record in Book 21, page 5, Register's Office for Davidson County, Tennessee.

This is improved property known as 614 Russell Street, Nashville, Tennessee 37206.

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)

