Karen Johnson Davidson County
Batch# 528097 DEEDQC
12/09/2020 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201209-0143621

THIS INSTRUMENT PREPARED BY: **Hunter R. 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--. Mark R. Denison, Trustee, Affiant Subscribed and sworn to before me, this 1st day of December, 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:
Mark R. Denison and/or Laura A. Denison, Trustees 2509 Barton Ave. Nashville, Tennessee 37212	SAME	Map 104-11 Parcel 252 24W 7230

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, **Mark R. Denison and wife, Laura A. Denison**, 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 **Mark R. Denison and/or Laura A. Denison, Trustees of the Mark & Laura Denison Living Trust, established by the Revocable Trust Agreement of Mark R. Denison and Laura A. Denison dated December 1, 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 our hands this 1st day of December, 2020.

Mark R. Denison

Laura A. Denison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark R. Denison and Laura A. Denison, 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 1st day of December, 2020.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark R. Denison and wife, Laura A. Denison by deed from Gayle A. Hamilton, of record in Book 8439, page 124, Register's Office for Davidson County, Tennessee.

This is improved property known as 2509 Barton Ave., Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. 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.

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Hunter R. 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)

