Karen Johnson Davidson County
Batch# 531653 DEEDQC
12/14/2020 08:29:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20201214-0146215

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 9th day of December, 2020. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kathryn L. Peyton Hopkins, Trustee 211 East Kingston Springs Road Kingston Springs, Tennessee 37082	SAME	113 00 0 020.00

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, **Harrison Peyton, Roy Allen Singleton, Nina Singleton, and Tia Ayers**, hereinafter called 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 **Kathryn L. Peyton Hopkins, Trustee of the Sarah Peyton Harris 2016 Trust dated July 28, 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 our hands this 30th day of November, 2020.

Harrison Peyton

Harrison Peyton

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 Harrison Peyton, 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 30th day of November, 2020.

My Commission Expires: 9/2/20

Notary Public

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Roy Allen Singleton

Roy Allen Singleton

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Allen Singleton, 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 21st day of November, 2020.

My Commission Expires: Feb 6, 2023

Notary Public

KAREN M. JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires Feb. 6, 2023

Nina Singleton

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nina Singleton, 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 21st day of November, 2020.

My Commission Expires: Feb 6, 2023

Notary Public

KAREN M. JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires Feb. 6, 202[illegible]

Tia Ayers

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tia Ayers, 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 31st day of November, 2020.

My Commission Expires: Feb 6, 2023

Notary Public

KAREN M. JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires Feb 6, 2023

EXHIBIT A

Legal Description

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

All the property belonging to P.H. Stevens west of Brooks Road, bounded on the South side of Charlotte Pike on the West side by the lands of Greer, on the North side by the lands of Brooks and on the East side by the Road of Brooks, containing (3) three acres more or less.

Being the same property conveyed to Harrison Peyton, Roy Allen Singleton, Nina Singleton, and Tia Ayers, by deed from Sarah Harris, Josh Harris, Harrison Peyton, Roy Allen Singleton, and Nina Singleton, of record as Instrument No. 20160803-0079998, Register's Office for Davidson County, Tennessee.

This is improved property known as 7840 Old Charlotte Pike, Nashville, Tennessee 37209.

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)

