Karen Johnson Davidson County
Batch# 540233 DEEDQC
12/22/2020 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201222-0152347

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 22nd day of December, 2020. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Joseph Virgil Gramelspacher and/or Audrey Cheniae Gramelspacher, Trustees 645 Oakley Drive Nashville, Tennessee 37220	SAME	146 15 0 057.00

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, **Joseph Virgil Gramelspacher and wife, Audrey Cheniae Gramelspacher**, 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 **Joseph Virgil Gramelspacher and/or Audrey Cheniae Gramelspacher, Trustees of the Joseph & Audrey Gramelspacher Living Trust, established by the Revocable Trust Agreement of Joseph Virgil Gramelspacher and Audrey Cheniae Gramelspacher dated December 22, 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 22nd day of December, 2020.

Joseph Virgil Gramelspacher

Audrey Cheniae Gramelspacher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Virgil Gramelspacher and Audrey Cheniae Gramelspacher, 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 22nd day of December, 2020.

ALICE M. BOLTON
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 Lot No. 110 on the Plan of Haileywood Estates, Section VI, as of record in Book 2331, page 158, Register's Office for said County. Said Lot No 110 fronts 92.0 feet on the southwesterly side of Oakley Drive and extends back 215.0 feet on the northwesterly line and 216.7 feet on the southeasterly line, to a dead line in the rear on which it measures 92.0 feet.

Being the same property conveyed to Joseph V. Gramelspacher and wife, Audrey C. Gramelspacher, by deed from Jennifer Lee Dean and husband, Kenneth Scott Dean, of record in Book 8034, page 281, Register's Office for Davidson County, Tennessee.

Joseph Virgil Gramelspacher and Joseph V. Gramelspacher are one and the same person. Audrey Cheniae Gramelspacher and Audrey C. Gramelspacher are one and the same person.

This is improved property known as 645 Oakley Drive, Nashville, Tennessee 37220.

202012220152347

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)

