Karen Johnson Davidson County
Batch# 546275 DEEDQC
01/05/2021 09:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210105-0001285

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444** HUNTER R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 28th day of December, 2020. Notary Public My Commission Expires: _____

Address of new owner:	Send Tax Bills to:	Tax Numbers:
		MAP 145-4
Eleanor Lentz Hyde, Trustee	SAME	PAR 35
1101 Overton Lea Road		FB OH11480
Nashville, TN 37220		

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, Eleanor Lentz Hyde, 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 **Eleanor Lentz Hyde, Trustee of the 1101 Overton Lea Road Trust**, established by the Revocable Trust Agreement of Eleanor Lentz Hyde dated December 28, 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 28th day of December, 2020.

Eleanor Lentz Hyde

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 Eleanor Lentz Hyde, 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 28th day of December, 2020.

My Commission Expires: _____

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being Lot No. 5 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Overton Lea Road at the northeast corner of the property conveyed to Howard D. Baldridge and wife, by deed from F.N. McNeill, Jr., Executor and Trustee, of record in Book 1781, page 338, Register's Office for said County; being the corner Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 447.3 feet to the northerly margin of Ridge View Drive; thence with the same, eastwardly 170 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northwardly 380.7 feet to the southerly margin of Overton Lea Road, thence with the same, westwardly 200 feet to the beginning.

Being the same property conveyed to Eleanor L. Hyde, unmarried, by deed from Jerome H. Reichman, married, as joined by Patricia N. Reichman for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Jerome H. Reichman, of record in Instrument No. 200006290064735, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 2020 taxes, which have been prorated and assumed by the Grantee.

This is improved property known as 1101 Overton Lea Road, Nashville, Tennessee 37220.

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)

