Karen Johnson Davidson County
Batch# 554118 DEEDQC
01/14/2021 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210114-0006474

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--. Tommy T. Wammack, Trustee, Affiant Subscribed and sworn to before me, this 22nd day of December, 2020. Notary Public My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Tommy T. Wammack and/or Valarie D. Wammack, Trustees 4104 Baldwin Arbor Nashville, TN 37215	SAME	131-01-0K-002.00 CO

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, **Tommy T. Wammack and wife, Valarie D. Wammack**, 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 **Tommy T. Wammack and/or Valarie D. Wammack, Trustees of the Tommy & Valarie Wammack Living Trust, established by the Revocable Trust Agreement of Tommy T. Wammack and Valarie D. Wammack 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.

Tommy T. Wammack

Valarie D. Wammack

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy T. Wammack and Valarie D. Wammack, 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.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the Plan of Baldwin Arbor as recorded in Plat Book 9700, Page 746 and revised on the map entitled Final Plat Resubdivision Lot 9 and Part of Open Space Baldwin Arbor, of record in Instrument No. 20000128-0009264, 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 Tommy T. Wammack and Valarie D. Wammack, husband and wife, by deed from Susan Garwood, of record as Instrument No. 20170620-0062108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

2. Current and subsequent years' State and County taxes, which have been assumed by the Grantees, including the taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated Sections 67-5-603, et seq.

3. All matters shown on the Plan of record in Instrument No. 20000128-0009264, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11556, page 98, Register's Office for Davidson County, Tennessee.

5. Designation of the Hilton Company, Inc., as Declarant under Declaration of Covenants, Conditions and Restrictions for Baldwin Arbor of record in Instrument No. 20010626-0067310, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 11104, page 441, Register's Office for Davidson County, Tennessee.

This is improved property known as 4104 Baldwin Arbor, Nashville, Tennessee 37215

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)

