Karen Johnson Davidson County
Batch# 571430 DEEDQC
02/09/2021 01:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210209-0018558

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--. Janet R. Tudor Affiant Subscribed and sworn to before me, this 4th day of February, 2021. Alice M. Bohannon Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John A. Tudor and/or Janet R. Tudor, Trustees 124 Hardingwoods Place Nashville, Tennessee 37205	SAME	129 04 0 026.00

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, **Janet R. Tudor**, 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 and the Grantor's spouse, 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 **John A. Tudor and/or Janet R. Tudor, Trustees of the John & Janet Tudor Living Trust, established by the Revocable Trust Agreement of John A. Tudor and Janet R. Tudor dated January 4, 2021**, 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.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of February, 2021.

Janet R. Tudor

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 Janet R. Tudor, 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 4th day of February, 2021.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

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

BEING Lot No. 25 on the Plan of Hardingwoods, as of record in Book 2900, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID Lot No. 25 fronts 187 feet on the northerly side of Hardingwoods Place and runs back 272.9 feet on the westerly line and 260.6 feet on the easterly line to a dead line in the rear on which it measures 198.6 feet.

Being the same property conveyed to Janet H. Tudor by deed from John A. Tudor, of record in Book 6209, page 851, Register's Office for Davidson County, Tennessee.

Janet R. Tudor and Janet H. Tudor are one and the same person.

This is improved property known as 124 Hardingwoods Place, Nashville, Tennessee 37205.

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)

