Karen Johnson Davidson County
Batch# 573316 DEEDQC
02/11/2021 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210211-0019989

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 S--NONE--. Affiant Subscribed and sworn to before me, this 11th day of February, 2021. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Peter J. Zabaski and/or Laura McAlister Zabaski, Trustees 4120 Baldwin Arbor Nashville, Tennessee 37215	SAME	131 01 0K 006.00

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, **Peter J. Zabaski and wife, Laura McAlister Zabaski**, 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 **Peter J. Zabaski and/or Laura McAlister Zabaski, Trustees of the Peter & Laura Zabaski Living Trust, established by the Revocable Trust Agreement of Peter J. Zabaski and Laura McAlister Zabaski dated February 11, 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.

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 11th day of February, 2021.

Peter J. Zabaski

Laura McAlister Zabaski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter J. Zabaski and Laura McAlister Zabaski, 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 11th day of February, 2021.

My Commission Expires: _____

ALICE M. CANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2022

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being all of Lot No. 6, on the plan of Final Plat, Baldwin Arbor, as shown on plat appearing of record in Plat Book 9700, Page 746, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Zabaski and Pete Zabaski, by deed from John Richard Lodge, Jr. and Virginia Tyler Lodge, Co-Trustees of the Richard and Virginia Lodge Revocable Trust established October 1, 2008, of record as Instrument No. 20150504-0040037, Register's Office for Davidson County, Tennessee.

Peter J. Zabaski and Pete Zabaski are one and the same person. Laura McAlister Zabaski and Laura Zabaski are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's State and County taxes, which have been assumed by the Grantees; (2) Restrictions of record in Book 11556, page 98; (3) Stormwater Detention Agreement of record in Book 11104, page 441; (4) All matters appearing on the plan of record in Book 9700, page746; (6) All applicable governmental and zoning regulations.

This is improved property known as 4120 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)

