Karen Johnson Davidson County
Batch# 583527 DEEDQC
03/03/2021 02:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210303-0027654

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--. Cynthia Carnes Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Alice M. Bohannon Notary Public My Commission Expires:

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Cynthia Crow Carnes, Trustee 2561 Devon Valley Drive Nashville, Tennessee 37221	SAME	142 16 0D 032.00

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, **Cynthia Crow Carnes**, 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 **Cynthia Crow Carnes, Trustee of the Cynthia Crow Carnes Living Trust, established by the Revocable Trust Agreement of Cynthia Crow Carnes dated February 26, 2021**, 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 26th day of February, 2021.

Cynthia Crow Carnes

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 Cynthia Crow Carnes, 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 26th day of February, 2021.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Final Plat, Devon Valley, Phase II of record in Plat Book 7900, Page 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cynthia Carnes by deed from Wilbur A. Moffett, an unmarried man and Jill Gore Bowersett, Executrix of Estate of Muriel Reid Bowersett, of record as Instrument No. 20200122-0007717, Register's Office for Davidson County, Tennessee.

Cynthia Crow Carnes and Cynthia Carnes are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Restrictive covenants contained in an instrument of record in Book 7 517, Page 283, amended in Book 7 517, Page 367, Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 8712, Page 618, Book 9492, Page 594, Book 9492, Page 600, Book 9150, Page 182 and Book 10692, Page 750, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 7517, Page 344, amended in Book 10692, Page 753, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to HOA of record in Book 9618, Page 880, Register's Office for Davidson County, Tennessee.

Right of Way Deed of record in Book 8642, Page 26 and Book 9198, Page 322, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 7520, Page 564, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Book 5459, Page 654 and Book 5473, Page 171, Register's Office for Davidson County, Tennessee.

PUD Boundary of record in Plat Book 6900, Page 398, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 8611, Page 31 and Book 8643, Page 494, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Subject to HOA dues- if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2561 Devon Valley Drive, Nashville, Tennessee 37221.

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)

