Karen Johnson Davidson County
Batch# 584937 DEEDQC
03/04/2021 03:01:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20210304-0028666

FROM:

ROBERT FRANCIS KINCAID, JR.

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

ROBERT FRANCIS KINCAID, JR. AND COLLEEN M. JOHNSON, AS TENANTS IN COMMON

QUITCLAIM DEED

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.

Robert F. Kincaid
Affiant

Subscribed and sworn to before me, this 2nd day of March, 2021.

H R Mobley
Notary Public

My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert Francis Kincaid, Jr. and Colleen M. Johnson, tenants in common 200 Elmington Avenue Nashville, Tennessee 37205	SAME	104 10 0 016.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy in common, I, Robert Francis Kincaid, Jr., hereby remise, release and quitclaim

unto Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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.

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Robert Francis Kincaid, Jr. and Colleen M. Johnson, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 2nd day of March, 2021.

Robert Francis Kincaid, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Francis Kincaid, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of March, 2021.

My Commission Expires: _____

Notary Public

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

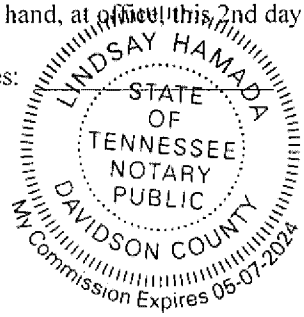
Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of March, 2021.

My Commission Expires:



Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Joseph Warner's Subdivision, of record in Book 332, page 154, Register's Office for said County, described according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated July 27, 1977, Job No. W2-16008-D.

Said Lot No. 21, which is a corner lot, fronts 94 feet on the easterly margin of Elmington Place and fronts 174 feet 10 inches on the southerly margin of Gillespie Avenue, and extends back 93 ½ feet on the easterly line and 181 feet 2 inches on the southerly line to a point of intersection.

Being the same property conveyed to Robert Kincaid by deed from Donna L. Dale for and during her lifetime and Debby Dale Mason and Melissa West Thompson, of record as Instrument No. 20191011-0104604, Register's Office for Davidson County, Tennessee.

Robert Kincaid and Robert Francis Kincaid, Jr., are one and the same person.

This is improved property known as 200 Elmington Avenue, 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)

