Karen Johnson Davidson County
Batch# 587466 DEEDQC
03/09/2021 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210309-0030520

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--.

Affiant

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

Notary Public

My Commission Expires: _____

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Colleen M. Johnson, Trustee 200 Elmington Avenue Nashville, Tennessee 37205	SAME	104 10 0 016.00

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, **Robert Francis Kincaid, Jr.,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to an irrevocable trust, hereby remises, releases and quitclaims all of the Grantor's right, title and interest, consisting of an undivided one-half (50%) tenant in common 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 **Colleen M. Johnson, Trustee of the KAM Trust dated June 18, 2018**, 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 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, the within named Robert Francis Kincaid, Jr., 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 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

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 Jeffrey Mobley, Trustee by deed from Robert Francis Kincaid, Jr., and further conveyed to Robert Francis Kincaid, Jr. and Colleen M. Johnson, as equal tenants in common, by same deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20210304-0028666, Register's Office for Davidson County, Tennessee.

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)

