Karen Johnson Davidson County
Batch# 589089 DEEDQC
03/11/2021 08:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210311-0031961

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--. Affiant Subscribed and sworn to before me, this 5th day of March, 2021. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Nicholas L. Paul and/or Pamela Dixon Paul, Trustees 409 Saint Edmunds Court Brentwood, Tennessee 37027	SAME	158 11 0A 012.00

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, **Nicholas L. Paul and wife, Pamela Dixon Paul**, 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

to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Nicholas L. Paul and/or Pamela Dixon Paul, Trustees of the Nicholas & Pamela Paul Living Trust, established by the Revocable Trust Agreement of Nicholas L. Paul and Pamela Dixon Paul dated March 5, 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 5th day of March, 2021.

Nicholas L. Paul

Pamela Dixon Paul

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 Nicholas L. Paul and Pamela Dixon Paul, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of March, 2021.

My Commission Expires:

JEFFREY MOBLEY 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. 12 on the Final Plat of Cambridge Downs Subdivision of record in Instrument No. 20050727-0087930, 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 Nicholas L. Paul and wife, Pamela D. Paul, by deed from Scott D. Wells and wife, Julie C. Wells, of record as Instrument No. 20120924-0086493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) current and subsequent years' State and County taxes, which have been assumed by the Grantees; (b) all matters appearing on the plan of record as Instrument No. 20050727-0087930, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20050727-0087931, said Register's Office; (d) Charter of record as Instrument No. 20041116-0137762, said Register's Office; (e) Charter of record as Instrument No. 20050714-0081979, said Register's Office; (f) Easement of record in Book 8339, page 290 and Book 9190, page 244, said Register's Office; and (g) Easement of record in Book 8745, page 744, said Register's Office.

Pamela Dixon Paul and Pamela D. Paul are one and the same person.

This is improved property known as 409 Saint Edmunds Court, Brentwood, Tennessee 37027.

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)

