Karen Johnson Davidson County
Batch# 589302 DEEDQC
03/11/2021 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210311-0032277

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 9th day of March, 2021. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert J. Chaffin and/or Mary Ann Chaffin, Trustees 309 Clarendon Avenue Nashville, Tennessee 37205	SAME	116 06 0 017.00

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 J. Chaffin and Mary Ann Chaffin**, 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 **Robert J. Chaffin and/or Mary Ann Chaffin, Trustees of the Robert & Mary Ann Chaffin Living Trust, established by the Revocable Trust Agreement of Robert J. Chaffin and Mary Ann Chaffin dated March 9, 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 9th day of March, 2021.

Robert J. Chaffin

Robert J. Chaffin

Mary Ann Chaffin

Mary Ann Chaffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Chaffin and Mary Ann Chaffin, 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 9th day of March, 2021.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2022

Alicia M. Bolen

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County, described as follows:

Beginning on the westerly margin of Belle Meade Boulevard at the corner of lots Nos. 7 and 8; thence with the line between said two lots westwardly 200 feet to the common corner of lots Nos. 7, 8 and 12; thence north 38-1/2° west 119 feet 3 inches, more or less, to a point in the southeasterly margin of Clarendon Avenue, which point is 20 feet northeast of the common corner of lots Nos. 8 and 12; thence northeastwardly along the southeasterly margin of Clarendon Avenue, 334.7 feet to the beginning of a curve; thence around said curve to the westerly margin of Belle Meade Boulevard; thence with the same southwardly 317.2 feet to the beginning.

Being the same property conveyed to Michael D. Sontag, by deed from Robert J. Chaffin and wife, Mary Ann B. Chaffin, and then further conveyed to Robert J. Chaffin and Mary Ann B. Chaffin, as equal tenants in common, by the same deed by Michael D. Sontag, of record in Book 11660, page 97, Register's Office for Davidson County, Tennessee.

Mary Ann Chaffin and Mary Ann B. Chaffin are one and the same person.

This is improved property known as 201 Belle Meade Boulevard, 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)

