Karen Johnson Davidson County
Batch# 592191 DEEDQC
03/15/2021 12:55:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210315-0034027

THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Johnny Mutina, Trustee and		
Earl Lamons, Trustee	Same	Map 116-12
3828 Abbott Martin Rd		Parcel 49
Nashville, TN 37215		7DA-34785

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, EARL GLENN LAMONS and JOHNNY RAY MUTINA, a married couple having previously taken title as "joint tenants with a right of survivorship" but having subsequently married each other, (hereinafter "Grantors"), by these presents and for the purpose of transferring their interest in the below described property in equal undivided shares to the Trustees of each of their Revocable Trusts, do hereby quitclaim and convey in fee simple unto the Trustee of the EARL GLENN LAMONS REVOCABLE TRUST AGREEMENT DATED MARCH 10, 2021 and the Trustee of the JOHNNY RAY MUTINA REVOCABLE TRUST AGREEMENT DATED MARCH 10, 2021 as Tenants in Common, each owning an undivided one-half (1/2) interest with no survivorship rights, (hereinafter "Grantees"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description attached has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantors as joint tenants. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantors make no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The purpose of this conveyance is to transfer the Grantors ownership of the herein described property from a joint tenancy with a right of survivorship in their individual names to the Trustees of the Grantor's respective revocable trusts each holding a one-half (1/2) interest as tenants in common with no right of survivorship.

WITNESS MY HAND this 10 day of MARCH, 2021.

EARL GLENN LAMONS, Grantor

JOHNNY RAY MUTINA, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, EARL GLENN LAMONS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 10 day of March, 2021.

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Notary Public
My Commission Expires: 3/7/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, JOHNNY RAY MUTINA the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 18 day of March, 2021.

County of Davidson STATE OF TENNESSEE NOTARY PUBLIC J David Dillon

Notary Public
My Commission Expires: 3/7/2023

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(F).

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7A on the Plan of Zone Lot Division of the Resubdivision of Block "G", Lots 7 and 8, Woodmont Lane Homesites, of record in Plat Book 6900, page 695, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed to Johnny Ray Mutina unmarried by Deed from Mary B. King, unmarried dated July 27, 1993 and recorded in Book 9032 Page 578 Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 3828 Abbott Martin Road, Nashville, Tennessee 37215.