Karen Johnson Davidson County
Batch# 594520 DEEDQC
03/18/2021 10:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210318-0035913

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 16th day of March, 2021.

Notary Public

My Commission Expires: _____

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
William Kenneth Wade P.O. Box 40466 Nashville, Tennessee 37204	SAME	104 04 0 117.00

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, **Kevin Montgomery, Trustee of the 1021 17th Ave. S Trust, dated May 14, 2020,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's 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 **William Kenneth Wade**, hereinafter called the Grantee and the Grantee's heirs 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 16th day of March, 2021.

1021 17TH AVE. S TRUST

By: _____
Kevin Montgomery, Trustee

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 Kevin Montgomery, Trustee of the 1021 17th Ave. S Trust, 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 16th 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. 8 on the Plan of Criddle and Scruggs' Subdivision of Lot No. 7 in O.B. Hayes Plan of Large Lots, as of record in Book 57, page 62, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Kevin Montgomery, Trustee of the 1021 17th Ave. S Trust, dated May 14, 2020, by deed from William Kenneth Wade, of record as Instrument No. 20200522-0053669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to current and subsequent years' State and County taxes, which have been assumed by Grantee; matters shown on the Plan of record in Book 57, page 62, said Register's Office; and the rights of any tenants under unrecorded leases.

This is improved property known as 1021 17th Avenue South, Nashville, Tennessee 37212.

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)

