Karen Johnson Davidson County
Batch# 603358 DEEDQC
03/31/2021 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210331-0042213

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 30th day of March, 2021. Notary Public My Commission Expires:

ALICIA M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Suzan Hayley Ilic, Trustee 1135 Sewanee Road Nashville, Tennessee 37220	SAME	131 16 0 015.00

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, **Suzan Hayley Ilic**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, 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 **Suzan Hayley Ilic, Trustee of the Suzan Ilic Living Trust, established by the Revocable Trust Agreement of Suzan Hayley Ilic dated March 30, 2021**, as amended and restated from time to time, 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 30th day of March, 2021.

Suzan Hayley Ilic

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 Suzan Hayley Ilic, 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 30th day of March, 2021.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Block "A" on the map of Gateway Acres, a part of the Overton Lea Estate of record in Plat Book 974, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 282.1 feet on the Southerly side of Sewanee road and runs back between lines, 235.2 feet on the Westerly line and 223.8 feet on the Easterly line, to the North line of Lot No. 11 on which it measures 174.7 feet.

Being the same property conveyed to Suzan Ilic by deed from Mark S. Campbell and Virginia Campbell, husband and wife, of record as Instrument No. 20190812-0080023, Register's Office for Davidson County, Tennessee.

Suzan Hayley Ilic and Suzan Ilic are one and the same person.

This conveyance is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record;

2. Current year's State and County taxes, which have been assumed by the Grantee;

3. All matters shown on the Plan of record in Plat Book 974, Page 73, Register's Office for Davidson County, Tennessee;

4. Variance granted by the Board of Zoning appeals of record in Book 7889, Page 793, Register's Office for Davidson County, Tennessee; and

5. The Agreement as set out in deed recorded in Book 1394, Page 120, Register's Office for Davidson County, Tennessee.

This is improved property located at 1135 Sewanee Road, Nashville, Tennessee 37220.

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)

