Karen Johnson Davidson County
Batch# 626180 DEEDQC
04/30/2021 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210430-0058127

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 29th day of April, 2021. Notary Public My Commission Expires:

ALICE 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:
Mary Caroline Shelton, Trustee 336 Binkley Drive Nashville, Tennessee 37211	SAME	147 01 0 120.00

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, **Mary Caroline Shelton**, 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 **Mary Caroline Shelton, Trustee of the Mary Caroline Shelton Living Trust, established by the Revocable Trust Agreement of Mary Caroline Shelton dated April 29, 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 29th day of April, 2021.

Mary Caroline Shelton

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 Mary Caroline Shelton, 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 29th day of April, 2021.

My Commission Expires: _____

ALICE M. BOHANNON
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. 388 on the Plan of Section Three, Caldwell Hall, of record in Plat Book 2900, Page 131, as amended in Book 3185, Page 2, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 388 fronts 90.0 feet on the North margin of Binkley Drive and runs back between parallel lines 170.0 feet to a line in the rear which measures 90.0 feet thereon.

Being the same property conveyed to Mary C. Shelton by deed from Jason A. Shelton and Mary C. Shelton, of record as Instrument No. 20200501-0045795, Register's Office for Davidson County, Tennessee.

Mary Caroline Shelton and Mary C. Shelton are one and the same person.

This is improved property known as 336 Binkley Drive, Nashville, Tennessee 37211.

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)

