Karen Johnson Davidson County
Batch# 628935 DEEDQC
05/04/2021 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210504-0059867

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 April, 2021. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Donald H. Lee and/or Dawn T. Lee, Trustees 3801 Woodlawn Drive Nashville, Tennessee 37215	SAME	117 01 0 063.00

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, **Dawn T. Lee**, 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 and the Grantor's spouse, 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 **Donald H. Lee and/or Dawn T. Lee, Trustees of the Donald & Dawn Lee Living Trust, established by the Revocable Trust Agreement of Donald H. Lee and Dawn T. Lee dated April 30, 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 my hand this 30th day of April, 2021.

Dawn T. Lee

Dawn T. Lee

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 Dawn T. Lee, 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 April, 2021.

My Commission Expires: _____

JEFFREY MOBLEY
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. 1, on the Map of the Revision of part of W.M. Cantrell's Subdivision, as of record in Book 2854, page 67, Register's Office for Davidson County, Tennessee, and the east one-half of Cantrell Avenue, shown adjoining same, as closed by an instrument of record in Book 2965, page 320, said Register's Office, and described together as follows:

Beginning at a point in the south margin of Woodlawn Drive, 25 feet east of the original northeast corner of Block "B", shown on the Plan of W.M. Cantrell's Subdivision, which point would be the northeast corner of the Russell W. Brothers' tract; thence easterly along the now present south margin of Woodlawn Drive, 50 feet more or less to a concrete monument in the north line of Lot No. 1 on said Revised Plan; and continuing with the margin of Lot Nos. 1 and 2; and thence with the line between said lots, southerly 369.8 feet to the north line of Lot No. 3; thence with the north line of said Lot No. 3, westerly passing the common corner of Lots Nos. 1 and 3, 118.2 feet, a total distance of 143.2 feet to the centerline of Old Cantrell Avenue, as abandoned; thence with the centerline of the same, northerly 369.52 feet more or less to the point of beginning.

Being the same property conveyed to Donald H. Lee and wife, Dawn T. Lee, by deed from Jack M. Miller and wife, Pamela J. Miller, of record as Instrument No. 20050609- 0066056, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Dawn T. Lee by deed from Donald H. Lee, of record as Instrument No. 20070629-0078071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Restrictions as of record in Book 2962, Page 631; Sanitary Sewers and/or Storm drainage Easement as of record in Book 4067, Page 896; all matters shown on plat of record in Plat Book 2854, Page 67; and any and all matters of record the Register's Office for Davidson County, Tennessee.

This is improved property known as 3801 Woodlawn Drive, Nashville, Tennessee 37215.

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)

