Karen Johnson Davidson County
Batch# 628978 DEEDQC
05/05/2021 08:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210505-0059918

THIS INSTRUMENT PREPARED BY:
Hunter R. 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--.

Jeannette Parker
Affiant

Subscribed and sworn to before me, this 30th day of April, 2021.

Notary Public

My Commission Expires: 10-02-2023

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Jeannette Parker and/or Jason Parker, Trustees 1212 Bending Creek Dr. Antioch, TN 37013	SAME	173.15-0A-062.00-CO

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, Jeannette Parker, 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 **Jeannette Parker and/or Jason Parker, Trustees of the Jeannette Parker Living Trust**, established by the Revocable Trust Agreement of Jeannette Parker 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.

Jeannette Parker
Jeannette Parker

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 Jeannette Parker, 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.

Hunter R. Mobley
Notary Public

My Commission Expires: _____

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. 62 on the Final Plat of Mill Run Subdivision, Phase 1 of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) All matters appearing on the Final Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, Pages 27 and 28, Register's Office for said County.

2) Declaration of Covenants, Conditions, Restrictions and By-Laws contained in instrument of record in Book 11675, page 472 as amended in Instrument 200002150015152; Instrument 200207010079016 and Instrument 200211210144876, Register's Office for said County.

3) Subject to Sewer Easement of record in Book 10448, page 188, Register's Office for said County.

4) Subject to Transmission Line Easement of record m Book 3933, page 359, Register's Office for said County.

5) Stormwater Detention Agreement of record m Instrument 200104050033586, Register's Office for said County.

6) Landscape Agreement of record in Instrument 200104050033587, Register's Office for said County.

7) Conservation Greenway Easement of record m Instrument 200110240116286, Register's Office for said County.

Being the same property conveyed to Lowell E. Parker and Jeannette Parker, husband and wife, by deed from William E. Spencer and wife, Mary E. Spencer, of record as Instrument No. 20070222-0021982, Register's Office for Davidson County, Tennessee.

Lowell E. Parker died on July 19, 2016.

This is improved property known as 1212 Bending Creek Dr., Antioch, TN 37013.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. 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.

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Hunter R. 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)

