Karen Johnson Davidson County
Batch# 629551 DEEDQC
05/05/2021 12:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210505-0060328

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--. J.M. Galloway Affiant Subscribed and sworn to before me, this 15th day of October, 2020. Brooke Rector Notary Public My Commission Expires: 11-06-2023

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
J.M. Galloway, Trustee 5410 Wakefield Drive Nashville, Tennessee 37220	SAME	161 05 0 013.00

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, **J.M. Galloway**, 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 **J.M. Galloway, Trustee of the J.M. Galloway Living Trust**, established by the Revocable Trust Agreement of J.M. Galloway dated October 15, 2020, as amended and restated from time to time, and to his 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 15th day of October, 2020.

J.M. Galloway

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 J.M. Galloway, 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 15th day of October, 2020.

My Commission Expires: _____

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Brooke Rector
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hillview Estates Subdivision, of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 110.0 feet on the easterly side of Wakefield Drive and runs back between lines, 208.23 feet on the northerly line and 206.21 feet on the southerly line to a dead line on which it measures 110.0 feet.

Being the same property conveyed to J.M. Galloway and wife, Helen V. Galloway, by deed from Kenneth R. Hatfield and wife, Mary Elizabeth Hatfield, of record in Book 4328, page 84, Register's Office for Davidson County, Tennessee.

Helen V. Galloway died on April 5, 2019.

This is improved property known as 5410 Wakefield Drive, 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)

