Karen Johnson Davidson County
Batch# 640462 DEEDQC
05/20/2021 09:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210520-0068406

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 19th day of May, 2021. Brooke Rector Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ruth D. Howard 4144 Andrew Jackson Parkway Hermitage, Tennessee 37076	SAME	086 00 0 037.00

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, **Clarence Bradley Howard**, hereinafter called 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 **Ruth D. Howard**, hereinafter called the Grantee, her heirs 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 18th day of May, 2021.

Clarence Bradley Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence Bradley Howard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2021.

My Commission Expires: 9/2/24

Notary Public

JOLIE L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the west margin of Old Hickory Boulevard, said point being 1486.69 feet more or less north of the intersection of Old Lebanon Dirt Road; thence leaving said margin and running with the north boundary of Parcel 36 Map 86 T.A.O. Davidson County, Tennessee, South 77 deg. 50' West 580.77 feet to a point in the centerline of Stoner's Creek; thence running with said centerline North 5 deg. 08' West 313.02 feet to a point; thence North 10' 42' East 176.13 feet to a point; thence leaving said centerline and running generally with a drainage ditch South 46 deg. 11' East 344.60 feet to an iron pin in said ditch; thence leaving and running parallel with said ditch North 69' 51' East 257.00 feet to an iron pin in the west margin of said Old Hickory Boulevard and a curve having a radius of 1389.84 feet; thence running with said curve 119.54 feet to a point at a change in the right-of-way; thence north 73' 31' East 10.0 feet to a point; thence running still with said margin and a curve having a radius of 1399.84 feet, a distance of 105.46 feet to the point of beginning and containing 3.50 acres, more or less.

Being the same property conveyed to Jeffrey Mobley, Trustee, by deed from Ruth D. Howard and/or Clarence Bradley Howard, Trustees of The Ruth D. Howard Living Trust, established by the Revocable Trust Agreement of Ruth D. Howard, dated December 1, 1998, and further conveyed to Ruth D. Howard and Clarence Bradley Howard, as joint tenants with rights of survivorship, by the same deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20200212-0016061, Register's Office for Davidson County, Tennessee.

This is improved property known as 4144 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

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)

