Karen Johnson Davidson County
Batch# 654753 DEEDQC
06/11/2021 11:04:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210611-0078918

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--.

Thelma Foley
Affiant

Subscribed and sworn to before me, this 7th day of June, 2021.

Notary Public

My Commission Expires: _____

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Thelma Foley, Trustee 430 Benita Drive Nashville, Tennessee 37211	SAME	133 12 0 033.00 133 16 0 133.00 062 02 0A 106.00 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, **Thelma Foley**, 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 **Thelma Foley, Trustee of the Thelma Foley Living Trust, established by the Revocable Trust Agreement of Thelma Foley dated June 7, 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 7th day of June, 2021.

Thelma Foley
Thelma Foley

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 Thelma Foley, 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 7th day of June, 2021.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Descriptions

(Thelma Foley, Thelma H. Foley, Thelma Hess Foley and Thelma Rose Foley are one and the same person.)

133 12 0 033.00 – 430 Benita Drive, Nashville, Tennessee 37211

LAND in Davidson County, Tennessee, being Lot No. 95 of Windsor Park Subdivision of record in Book 3600, page 64, Register's Office for Davidson County.

SAID Lot No. 95 fronts 86 feet on the easterly margin of Benita Drive and runs back 126.06 feet on the northerly line and 134.3 feet on the southerly line to a line at the rear measuring 69.52 feet thereon.

Being the same property conveyed to Thelma H. Foley by deed from Howard B. Foley and wife, Thelma H. Foley, of record in Book 4546, page 498, Register's Office for Davidson County, Tennessee.

Conveyance is made subject to a Plan of record in Book 3600, page 64 said Register's Office, which shows an owner's certificate, a 30-foot minimum building setback line from Benita Drive, and a 10-foot easement for public utility purposes along the rear line of said lot and all other encumbrances of record.

This is improved property known as 430 Benita Drive, Nashville, Tennessee 37211.

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133 16 0 133.00 – 293 Garry Drive, Nashville, Tennessee 37211

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Kenilworth Estates, Section l, of record in Book 2900, pages 105 and 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 70 feet on the southerly side of Garry Drive and extends back 136 feet on the easterly line and 148 feet on the westerly line, to a dead line measuring 76 feet thereon.

Being the same property conveyed to Thelma Hess Foley by deed from Metropolitan Nashville Airport Authority, of record in 8934, page 806, and corrected in Book 8992, page 991, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Current year's State and County taxes, which have been assumed by the Grantee;
2. All matters shown on the Plan of record in Book 2900, pages 105 and 106, Register's Office for Davidson County, Tennessee;
3. Agreement of record in Book 4979, page 112, said Register's Office.

This is improved property known as 293 Garry Drive, Nashville, Tennessee 37211.

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062 02 0A 106.00 CO – 2912 Steamboat Drive, Nashville, Tennessee 37214

Land in Davidson County, Tennessee, being Lot 106, on the Plan of Resubdivision of River Trace Estates, Phase I, Section II, as shown on plat of record in Plat Book 6900, Page 741, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thelma Rose Foley by deed from JoAnne Aronis, of record as Instrument No. 20060824-0104518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. Any and all existing restrictions of record in Book 6851, page 370 and Book 6982, page 747, Register's Office for Davidson County, Tennessee.

This is improved property known as 2912 Steamboat Drive, Nashville, Tennessee 37214.

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)

