Karen Johnson Davidson County
Batch# 661147 DEEDQC
06/21/2021 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210621-0083408

THIS INSTRUMENT PREPARED BY:
Jeffrey 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--.

Elizabeth C. Felch,
Affiant

Subscribed and sworn to before me, this 5th day of March, 2021.

Notary Public

My Commission Expires:

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Elizabeth C. Felch, Trustee 3424 Hampton Ave. Nashville, Tennessee 37215	SAME	116 12 0 H 004 00CO

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, Elizabeth C. Felch, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, currently a 50% tenant-in-common interest, 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 **Elizabeth C. Felch, Trustee of The Elizabeth Carothers Felch Trust Agreement**, established by the Revocable Trust Agreement of Elizabeth C. Felch dated March 1, 2018, 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.

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 5th day of March, 2021.

Elizabeth C. Felch

Elizabeth C. Felch

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 Elizabeth C. Felch, 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 5th day of March, 2021.

My Commission Expires: _____

Notary Public

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 Unit No. 3805-D, together with the appurtenant interest in the common elements of Abbott Glen Condominium, a horizontal property regime established by Master Deed, of record in Book 8133, Page 503, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to James W. Felch, Sr., and Elizabeth C. Felch, as tenants in common, by Quitclaim Deed from James W. Felch, Sr., and Elizabeth C. Felch, husband and wife, of record as Instrument No. 20210413-0048729, Register's Office for Davidson County, Tennessee.

This is improved property known as 3805 Abbott Martin Road #D, 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)

