Karen Johnson Davidson County
Batch# 680271 DEEDQC
07/21/2021 08:40:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210721-0097536

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd , John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	CLOSELINE, LLC 702 KING FARM BLVD SUITE 155 ROCKVILLE MD 20850	Joshua Kear and Carly Kear 1520 Chickering Road Nashville, TN 37215

Order Number. 70665TN-HQ

70665TN-HQ

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jeffrey Mobley, Trustee of the Hygge Trust, dated October 25, 2017,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Joshua Kear and Carly L. Kear, Husband and Wife,** as tenants by the entireties, whose address is 1520 Chickering Road, Nashville, TN 37215, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 1 on the Plan of Chickering Woods, as of record in Plat Book 3842, Page 105, Register's Office for said County, to which plan reference is made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 144 09 0 003.00
Street address of property: 1520 Chickering Road, Nashville, TN 37215

PCL 70665TN-HQDQTC01010103

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180515-0046187 in the Register's Office, Davidson County, Tennessee.

Signed this 14TH day of JULY, 2021.

Signature of Grantor(s):

Jeffrey Mobley, Trustee of the
Hygge Trust, dated
October 25, 2017

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 14th day of JULY, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jeffrey Mobley, Trustee of the Hygge Trust, dated October 25, 2017, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Lindsay Hamada
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Property Address: 1520 Chickering Road, Nashville, TN 37215
Tax Parcel: 144 09 0 003.00

Oath of Consideration

I or we, JEFFREY MOBLEY the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.00.

Signed this 14TH day of JULY, 2021.

Signatures of Affiant(s):

PCL 70665TN-HQDQTC01010203

Sworn and subscribed before me this 14TH day of July, 2021

Lindsay Hamada
Notary Public



Notary Information Sheet

Notary Name: LINDSAY HAMADA
Address: 2319 CRESTMOOR ROAD, NASHVILLE, TN 37215
Telephone Number: (615) 627-4444
Email Address. LINDSAY @ HOWARDMOBLEY.COM

Place a clear copy of your stamp below:



I affirm under penalty of perjury that I notarized the signature of

JEFFREY MOBLEY, TRUSTEE on

JULY 14, 2021.

Signed: Lindsay Hamada

Name: LINDSAY HAMADA

EXHIBIT "A"

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF CHICKERING WOODS, AS OF RECORD IN PLAT BOOK 3842, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THE DERIVATION OF SAME BEING:

Being the same property acquired by deed at Instrument No. 20180515-0046189 dated 1/19/2018, and recorded 5/15/2018 from CARLY LYNNE KEAR to JEFFREY MOBLEY, TRUSTEE OF THE HYGGE II TRUST DATED OCTOBER 25, 2017 (50% INTEREST). Also being the same property acquired by deed at Instrument No. 20180515-0046187 dated 1/19/2018, and recorded 5/15/2018 from JOSHUA PETER KEAR A/K/A JOSHUA P. KEAR to JEFFREY MOBLEY, TRUSTEE OF THE HYGGE II TRUST DATED OCTOBER 25, 2017 (50% INTEREST).

Parcel Identification Number: 144 09 0 003.00

Tennessee Certification of Electronic Document

I, ELLIOT M LISS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/14/2021 (date of document).

Affiant Signature

7/14/2021
Date

State of MARYLAND

County of MONTGOMERY

Sworn to and subscribed before me this 14 day of JULY, 2021.

Notary's Signature

FELICIA M. HOLLAND
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 17, 2025

MY COMMISSION EXPIRES: 02/17/2025

NOTARY'S SEAL

