Karen Johnson Davidson County
Batch# 686286 DEEDQC
07/29/2021 09:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210729-0101923

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 July, 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:
Amanda Cunningham Farnsworth, Trustee 2010 Fransworth Drive Nashville, Tennessee 37205	SAME	116 02 0A 003.00

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, **Robert Andrew Farnsworth**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to an irrevocable 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 **Amanda Cunningham Farnsworth, Trustee of the Robert Andrew Farnsworth 2021 Family Trust dated July 15, 2021**, 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 19th day of July, 2021.

Robert Andrew Farnsworth

Robert Andrew Farnsworth

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 Robert Andrew Farnsworth, 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 19th day of July, 2021.

My Commission Expires: _____

Notary Public

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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hill Place of record in Book 7900, pages 913 and 923 through 932, amended in Book 9854, page 235 and Book 10058, page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Farnsworth by deed from Christy W. Ivey, Trustee of the Tiburon Trust, of record as Instrument No. 20130502-0044540, Register's Office for Davidson County, Tennessee.

Robert Andrew Farnsworth and Robert A. Farnsworth are one and the same person.

This is improved property known as 2010 Fransworth Drive, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 19, 2021.

7/28/2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of July, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

