Karen Johnson Davidson County
Batch# 689188 DEEDQC
08/03/2021 09:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210803-0103960

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--. Joanne A. Rathman Affiant Subscribed and sworn to before me, this 20th 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:
Joanne A. Rathman, Trustee 503 North Wilson Boulevard Nashville, Tennessee 37205	SAME	103 08 0 174.00

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, **Joanne A. Rathman**, 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 **Joanne A. Rathman, Trustee of the Joanne A. Rathman Living Trust, established by the Revocable Trust Agreement of Joanne A. Rathman dated July 15, 2013, as amended and restated on July 20, 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.

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 20th day of July, 2021.

Joanne A. Rathman

Joanne A. Rathman

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 Joanne A. Rathman, 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 20th day of July, 2021.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the northerly 50 feet front and 46.6 feet rear of Lot no. 376 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, page 31, Register's Office for said County.

Said part of Lot No. 376 fronts 50 feet on the westerly side of Wilson Avenue and runs back 200 feet to an alley, measuring 46.6 feet thereon.

Being the same property conveyed to Markus F. Motsch and wife, Joanne A. Motsch, by deed from William R. Scandlyn and wife, Mary M. Scandlyn, of record in Book 5197, page 710, Register's Office for said County.

Also being the same property conveyed to Joanne A. Motsch by deed from Markus F. Motsch of record in Book 8192, Page 18, Register's Office for Davidson County, Tennessee.

Joanne A. Motsch and Joanne A. Rathman are one and the same person.

This is improved property known as 503 North Wilson Boulevard, 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 20, 2021.

8-2-21
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of August, 2021.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

