Karen Johnson Davidson County
Batch# 709665 DEEDQC
09/03/2021 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210903-0118695

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Dana B. Perry

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NOS. |
|---|---|---|
| **Anna Rebecca Temlock Hudson, Alec Jacob Temlock and Jonathan Lewis Temlock, Co-Trustees 1408 Burton Valley Road Nashville, TN 37215** | **Anna Temlock Hudson, Co-Trustee 3717 Woodmont Lane Nashville, TN 37215** | **131 10 0 048.00** |

# QUITCLAIM DEED

WHEREAS, Arthur Temlock and Meril Temlock, husband and wife, acquired certain real property located in Davidson County, Tennessee, being more particularly described in EXHIBIT "A" which is attached hereto and incorporated herein by reference (the "Property").

WHEREAS, Arthur Temlock died on June 28, 2020.

WHEREAS, upon the death of Arthur Temlock, Meril Temlock became the sole owner of the Property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, MERIL TEMLOCK (the "Grantor"), does hereby transfer, convey and forever quitclaim unto ANNA REBECCA TEMLOCK HUDSON, ALEC JACOB TEMLOCK AND JONATHAN LEWIS TEMLOCK, CO-TRUSTEES OF THE 2021 MERIL LEE TEMLOCK IRREVOCABLE TRUST AGREEMENT DATED July 30, 2021 2021 (the "Grantees"), all of Grantor's right, title and interest in the Property.

Grantor and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the Property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 30 day of July, 2021.

GRANTOR:

Meril Temlock
MERIL TEMLOCK

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county aforesaid, personally appeared MERIL TEMLOCK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 30th day of July, 2021.

JEREMY COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: May 7, 2024

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear and affirm that the actual consideration for this transfer is $-0- (zero).

AFFIANT-GRANTEE:

By Anna Rebecca Temlock Hudson
Anna Rebecca Temlock Hudson, Co-Trustee

Sworn and subscribed to before me
this 30th day of July, 2021.

JEREMY COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: May 7, 2024

EXHIBIT "A"
(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Two, First Addition, Seven Hills of record in Plat Book 2663, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

**FOR PRIOR TITLE see deed of record as Instrument #20171219-0129077, in the Register's Office of Davidson County, Tennessee.**

*No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.*

## CERTIFICATE OF AUTHENTICITY

I, DANA B. PERRY 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 30, 2021 *(date of document)*.

Dana B. Perry

DANA B. PERRY *(printed name)*, Affiant Signature

Dated: July 30, 2021

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 30th day of July, 2021.

Stormy Stepp *(printed name)*, Notary Signature

My Commission Expires: My commission will expire on 3/22/2025

