Karen Johnson Davidson County
Batch# 712317 DEEDQC
09/09/2021 01:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210909-0120882

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--. Mary S. Broadus Affiant Subscribed and sworn to before me, this 2nd day of September, 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
Mary S. Broadus, Trustee 754 Westcott Lane Nolensville, Tennessee 37135	SAME	161 07 0 109.00 187 05 0A 063.00 CO

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, **Mary S. Broadus**, 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 **Mary S. Broadus, Trustee of the Mary Broadus Trust, established by the Revocable Trust Agreement of Mary S. Broadus dated October 9, 2014, as amended and restated on September 2, 2021**, as further amended 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2nd day of September, 2021.

Mary S. Broadus
Mary S. Broadus

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 Mary S. Broadus, 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 2nd day of September, 2021.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Descriptions

161 07 0 109.00 – 5156 Hilson Road, Nashville, Tennessee 37211

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of McMurray Woods Addition, Section One, of record in Book 4675, Pages 6 & 7, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary S. Broadus by deed from Alec W. Granath husband and wife Teresa R. Vanhatten-Granath, of record as Instrument No. 20040312-0028695, Register's Office for Davidson County, Tennessee.

This is improved property known as 5156 Hilson Road, Nashville, Tennessee 37211.

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187 05 0A 063.00 CO – 754 Westcott Lane, Nolensville, Tennessee 37135

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Final Plat of Burkitt Springs, Phase Two of record in Plat at Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary S. Broadus by deed from Rachael N. Parsons, of record as Instrument No. 20210525-0071004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2021 and subsequent years.
2. Plan of record in Plat at Instrument No. 20150205-0011089, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions of record in Instrument Number 20140110-0002949 and supplemented Phase 2 in Instrument No. 20150908-0091208 and as amended by Second Supplement of record at Instrument No. 20150908-0091208, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions an Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130514-0048379, in the Register's Office for Davidson County, Tennessee.
5. Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 754 Westcott Lane, Nolensville, Tennessee 37135.

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 September 2, 2021.

9-7-21
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of September, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

