Karen Johnson Davidson County
Batch# 715418 DEEDQC
09/14/2021 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210914-0123063

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 13th 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:	Tax Map and Parcel No.
Samuel A. Demonbreun 2802 Hody Drive Nashville, Tennessee 37206	-SAME-	083 15 0 135.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Peggy D. Hawkins and Samuel A. Demonbreun, Successor Trustees of the Walter S. Demonbreun and Carolyn D. Demonbreun Revocable Living Trust dated July 20, 1999,** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim to **Samuel A. Demonbreun**, his heirs and assigns, all of the right, title and interest of the Walter S. Demonbreun and Carolyn D. Demonbreun Revocable Living Trust dated July 20, 1999, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 15th day of September, 2021.

WALTER S. DEMONBREUN AND CAROLYN D. DEMONBREUN REVOCABLE LIVING TRUST DATED JULY 20, 1999

By: _____
Peggy D. Hawkins, Successor Trustee

By: _____
Samuel A. Demonbreun, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy D. Hawkins, Successor Trustee,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2021.

My Commission Expires: _____

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

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel A. Demonbreun, Successor Trustee,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th 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 Description

Land in the 15th Civil District of Davidson County, Tennessee being Lot No. 154 on the Plan of Fortland Park, Section 1, as of record in Book 2663, page 61, Register's Office for said County.

Said Lot No. 154 fronts 75 feet on the westerly side of Hody Drive and runs back between lines 148.7 feet on the northeasterly side and 147.8 feet on the southwesterly side to a dead line in the rear of which it measures 83.5 feet.

Being the same property conveyed to Walter S. Demonbreun and Carolyn D. Demonbreun, Trustees of the Walter S. Demonbreun and Carolyn D. Demonbreun Revocable Living Trust, by deed from Walter S. Demonbreun and wife, Carolyn D. Demonbreun, of record in Book 11581, page 944, Register's Office for Davidson County, Tennessee. Walter S. Demonbreun died August 21, 2002. Carolyn D. Demonbreun subsequently died June 19, 2021. Upon the death of Carolyn D. Demonbreun, Peggy D. Hawkins and Samuel A. Demonbreun became the Successor Trustees of the Walter S. Demonbreun and Carolyn D. Demonbreun Revocable Living Trust dated July 20, 1999.

This is improved property known as 2802 Hody Drive, Nashville, Tennessee 37206.

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 1, 2021.

09/01/2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of September, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

