Karen Johnson Davidson County
Batch# 737072 DEEDQC
10/15/2021 08:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211015-0138560

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 11th day of October, 2021.

Notary Public

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map/Parcel Number:
Linda Lee Hudson 1789 Tyne Boulevard Nashville, TN 37215	Same	Map 145-09-0 Parcel 022

TRUSTEE'S DEED

KNOW ALL PERSONS by these presents that **Linda Lee Hudson, Trustee of The Ann Harper Youree Living Trust dated July 29, 2014,** 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 releases, remises and quitclaims to **Linda Lee Hudson** all of the right, title and interest of The Ann Harper Youree Living Trust dated July 29, 2014, in

and to a certain tract or parcel of land in Davidson County, 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 my hand this 11 day of October, 2021.

Linda Lee Hudson, Trustee of the
The Ann Harper Youree Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Lee Hudson, 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 11th day of October, 2021.

Notary Public

My Commission Expires: JULIA C. HUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2022

EXHIBIT A

Legal Description

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

Lot No. 72 on the Plan of Tyne Valley Estates, Section 1, as of record in Book 3300, page 53, Register's Office for DeKalb County, Tennessee, to which plan reference is hereby made for a more complete description, described as follows:

BEGINNING at a point on the southerly margin of Tyne Boulevard at the corner of Lots No. 71 and 72; thence with the Boulevard in a westerly direction around a slight curve, 227.33 feet to a concrete monument; thence around a curve in a southerly direction 37.59 feet to a monument in the easterly margin of Robert E. Lee Drive; thence with the margin of said Drive in a southeasterly direction around a curve, 360.98 feet to a monument at the southwest corner of Lot No. 72; thence with the rear line of said lot in an easterly direction 214.5 feet to a corner of Lots No. 71 and 72; thence along the line of said lots in a northerly direction 248 feet to the beginning.

Being the same property conveyed to Ann Harper Youree and/or Linda Lee Hudson, Trustees of The Ann Harper Youree Living Trust, established by the Revocable Trust Agreement of Ann Harper Youree dated July 29, 2014, by deed from Ann Harper Youree of record as Instrument No. 20140811-0072131, Register's Office for Davidson County, Tennessee. Ann Harper Youree died September 9, 2020.

This is improved property known as 1793 Tyne Boulevard, Nashville, Tennessee 37215.

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 October 11, 2021.

10/11/21
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of October, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

