Karen Johnson Davidson County
Batch# 759533 DEEDQC
11/23/2021 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211123-0155307

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, 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--. Affiant Subscribed and sworn to before me, this 16th day of November, 2021. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-05-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Dori L. Howard, Trustee 4108 Kinley Court Nashville, TN 37221	SAME	141-06-0C-117.00 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, Dori L. Howard, 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 **Dori L. Howard, Trustee of the Dori L. Howard Living Trust**, established by the Revocable Trust Agreement of Dori L. Howard dated November 16, 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 16th day of November, 2021.

Dori L. Howard

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 Dori L. Howard, 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 16th day of November, 2021.

My Commission Expires: _____

ALICE M. BOHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-05-2021

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot I IO, PHASE 2, SECTION I, RIVERBRIDGE, as shown on plat of record in Instrument No. 20090205-0009854, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dori L. Howard, an unmarried woman, by Warranty Deed from Dawn M. Vanderhoef, an unmarried woman, in Instrument No. 20120718-0063310, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as {I) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, SECTION I, RIVERBRIDGE, as recorded in Instrument No. 20090205-0009854, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument Nos. 20030205-0016044 and 20030205-0016044 and Supplementary recorded at Instrument No. 20090317-0023975 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Riverbridge Homeowners Association, Inc. recorded in Instrument No. 20030218-0020999.

f. Charter of Riverbridge Homeowners Association, Inc. recorded at Instrument No. 20030218-0020998.

g. Easement for Public Utilities, recorded in Book 7601, Page 415.

h. Easement for Nashville, Chattanooga and St. Louis Railway, recorded in Book 1298, Page 244.

i. Rights of upper and lower riparian owners to the flow of Harpeth River (if applicable).

j. Changes in the boundary resulting from erosion or accretion caused by the flow of Harpeth River (if applicable).

k. Easement for the flow of the waters of Harpeth River and rights of public therein (if applicable).

l. Storm water Detention Agreement as set forth in instrument recorded in Instrument Nos. 20021217-0155374 and 20031 I 06-0163291.

m. Riverbridge Right-of-Way Dedication Plat recorded at Instrument No. 20081208-0 I 18318.

n. Deed to Homeowners Association for Common Area recorded at Instrument No. 20090317-0023974.

This is improved property known as 4108 Kinley Court, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 November 16, 2021.

11-17-2021
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of November, 2021.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

