Karen Johnson Davidson County
Batch# 761355 DEEDQC
11/29/2021 08:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211129-0156680

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard & Mobley, 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.

Colby B. Shea, Affiant

Subscribed and sworn to before me this 18th day of November, 2021.

Notary Public

My Commission Expires:

DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Colby B. Shea, Trustee 1110 Crossfield Drive Nolensville, TN 37135	-SAME-	104 14 0 112.0

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Colby B. Shea, Trustee of The Arch Bishop III Living Trust, established by the Revocable Trust Agreement of Arch Bishop III, dated June 27, 2018,** 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 **Colby B. Shea, Trustee of The Colby B. Shea Trust**, and to his successors in trust, with full power to sell, transfer, and convey without signature of any beneficiary, all of the

right, title and interest of the decedent and the decedent's estate 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 my hand this 18th day of November, 2021.

Colby B. Shea, Trustee of
The Arch Bishop III Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colby B. Shea, 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 18th day of November, 2021.

Notary Public

My Commission Expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being the easterly 48 feet of the westerly 96 feet of the northerly 1/2 of Lot No. 31 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for said County.

SAID part of Lot No. 31 fronts 48 feet on the southerly margin of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines 167 feet, more or less, to a dead line.

Being the same property conveyed to Arch Bishop III and/or Andrea Shea Bishop and/or Colby B. Shea, Trustees of The Arch Bishop III Living Trust, established by the Revocable Trust Agreement of Arch Bishop III, dated June 27, 2018 by deed from Arch Bishop III of record as instrument number 20180712-0067366, Register's Office for Davidson County, Tennessee. Arch Bishop III died on October 29, 2021. Upon the death of Arch Bishop III, Colby B. Shea became sole Trustee of said Arch Bishop III Living Trust.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This is improved property known as 2813 West Linden Avenue, Nashville, Tennessee 37212.

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 November 18, 2021

11/19/21
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of November, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

