Karen Johnson Davidson County
Batch# 775581 DEEDQC
12/16/2021 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211216-0166794

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--. Affiant Subscribed and sworn to before me, this 14th day of December, 2021. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Brian Jason Ehrig, Trustee 1507 Douglas Avenue Nashville, Tennessee 37206	SAME	072 14 0 241.00

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, **Brian Jason Ehrig**, 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 **Brian Jason Ehrig, Trustee of the Brian Jason Ehrig Living Trust, established by the Revocable Trust Agreement of Brian Jason Ehrig dated December 14, 2021**, as amended and restated from time to time, and to his 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 14th day of December, 2021.

Brian Jason Ehrig

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 Brian Jason Ehrig, 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 14th day of December, 2021.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Westerly 35 feet of Lot No. 73 and the Easterly 25 feet of Lot No. 74 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 to 26 Brownsville Addition, of record in Plat Book 332, Page 91, 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 Brian Ehrig by deed Michael R. Radom, of record as Instrument No. 20201005-0114949, Register's Office for Davidson County, Tennessee.

Brian Jason Ehrig and Brian Ehrig are one and the same person.

This conveyance is subject to:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee.
3. Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 1507 Douglas Avenue, 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 December 14, 2021.

12-14-2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of December, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024