Karen Johnson Davidson County
Batch# 784502 DEEDQC
01/04/2022 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220104-0001460

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 19th day of November, 2021. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Wayne R. Halper and/or Patricia L. Halper, Trustees 3902 Trimble Road Nashville, Tennessee 37215	SAME	130 07 0 094.00

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, **Patricia L. Halper**, 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 and the Grantor's spouse, 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 **Wayne R. Halper and/or Patricia L. Halper, Trustees of the Wayne & Patricia Halper Living Trust, established by the Revocable Trust Agreement of Wayne R. Halper and Patricia L. Halper dated November 19, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 19th day of November, 2021.

Patricia L. Halper

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 Patricia L. Halper, 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 19th day of November, 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 Davidson County, Tennessee, being Lot No. 2, on the Map of a Resubdivision on part of Royal Oaks, of record in Book 1424, Page 31, Register's Office for said County.

Said Lot No. 2, fronts 150 feet on the northerly side of Trimble Road and runs back 291 feet on the easterly line and 309 feet on the westerly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Patricia L. Halper by deed from Mahmoud Ahmadi and wife, Soussan Zayanderood Ahmadi, of record in Book 10860, page 119, Register's Office for Davidson County, Tennessee.

This is improved property known as 3902 Trimble Road, 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 November 19, 2021.

12-29-2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of December, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

