Karen Johnson Davidson County
Batch# 794562 DEEDQC
01/24/2022 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220124-0008617

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--. Margaret D. Reeves Affiant Subscribed and sworn to before me, this 28th day of December, 2021. Alice M Bohannon 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:
Margaret D. Reeves, Trustee 3908 Hobbs Road Nashville, Tennessee 37215	SAME	116 16 0 025.00

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, **Margaret D. Reeves**, 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 remise, release and quitclaim 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 **Margaret D. Reeves, Trustee of the Margaret D. Reeves Living Trust, established by the Revocable Trust Agreement of Margaret D. Reeves dated February 6, 2004**, 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 28th day of December, 2021.

Margaret D. Reeves

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 Margaret D. Reeves, the bargainors, 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 28th day of December, 2021.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-22-2022

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 17 and East 1/2 of Lot No. 18 on the Plan of Part One Evergreen Heights of record in Plat Book 1130, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot and part of said lot adjoin and front together 150 feet on the north side of Hobbs Road and run back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Derril W. Reeves and Margaret D. Reeves, husband and wife, by deed from Peggy Mae Harwell, of record as Instrument No. 20150626-0061788, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Margaret D. Reeves by deed from Derril W. Reeves of record as Instrument No. 20220114-0005636, Register's Office for Davidson County, Tennessee.

This is improved property known as 3908 Hobbs 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 December 28, 2021

01-14-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of January, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

