Karen Johnson Davidson County
Batch# 795728 DEEDQC
01/26/2022 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220126-0009530

LISA A. SINGLETON
Notary Public – Arkansas
Benton County
Commission # 12365130
My Commission Expires Apr 1, 2028

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF Arkansas) COUNTY OF Benton) The actual consideration for this transfer is $--NONE--. Larry Garrett Affiant Subscribed and sworn to before me, this 14 day of January, 2022. Lisa A. Singleton Notary Public My Commission Expires: 4-1-2028

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Larry W. Garrett, Trustee 4215 Harding Pike, Unit 608 Nashville, Tennessee 37205	SAME	103 16 0B 067.00 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, **Larry W. Garrett**, 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 **Larry W. Garrett, Trustee of the Garrett Family Trust, established by the Revocable Trust Agreement of Larry W. Garrett dated December 18, 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 January, 2022.

Larry W. Garrett

STATE OF Arkansas)
COUNTY OF Benton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Garrett, 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 14 day of January, 2022.

My Commission Expires: 4-1-2028

Notary Public

LISA A. SINGLETON
Notary Public - Arkansas
Benton County
Commission # 12365130
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EXHIBIT A

Legal Description

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 608 of Windsor Tower a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 71 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Larry W. Garrett by deed from Howard W. Loring and spouse, Mary Ann E. Loring, of record as Instrument No. 20060706-0080601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantee; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 71, said Register1s Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens arid other matters.

This is improved property known as 4215 Harding Pike, Unit 608, Nashville, Tennessee 37205.

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 January 14, 2022.

01-18-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of January, 2022.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

