Karen Johnson Davidson County
Batch# 801082 DEEDQC
02/07/2022 12:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220207-0013876

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 24th day of January, 2022. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jada Ann Arkovitz, Trustee 312 Roslyn Court Nashville, Tennessee 37221	SAME	141 07 0B 076.00 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, **Jada Ann Arkovitz**, 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 **Jada Ann Arkovitz, Trustee of the Jada Ann Arkovitz Living Trust, established by the Revocable Trust Agreement of Jada Ann Arkovitz dated January 24, 2022**, 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 24th day of January, 2022.

Jada Ann Arkovitz

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 Jada Ann Arkovitz, 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 24th day of January, 2022.

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

Being Lot No. 74 on the Plan of the re-subdivision of Lot Nos. 73 and 74 Section Three, Somerset Farms of record in Book 8250, page 522 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jada Arkovitz by deed from Adam Vassgal, married, of record as Instrument No. 20150401-0027983, Register's Office for Davidson County, Tennessee.

Jada Ann Arkovitz and Jada Arkovitz are one and the same person.

This conveyance is made subject to the following: 1) Current year's State and County taxes, which have been assumed by the Grantee, 2) All matters appearing on plan of the re-subdivision of Lot Nos. 73 and 74 Section Three, Somerset Farms of record in Book 8250 Page 522, Register's Office for Davidson County, Tennessee, 3) Restrictions of record in Book 8556, page 11 and amended in Book 9383 page 526 and re-recorded in Book 9662 page 869 and amended in Book 11433, page 936, Register's Office for Davidson County, Tennessee, and 4) Charter of Somerset Farms Homeowner's Association of record in Book 7382 Page 225 and amended in Book 7820, page 605, and Book 8235 page 521, and Book 8584 page 20, Register's Office for Davidson County, Tennessee.

This is improved property known as 312 Roslyn Court, Nashville, Tennessee 37221.

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 24, 2022.

01-27-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of January, 2022.

Lindsay Hamada
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