Karen Johnson Davidson County
Batch# 817392 DEEDQC
03/08/2022 02:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220308-0026512

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of February, 2022.<br><br>Notary Public<br>My Commission Expires: |

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Howard Stephen Kirshner and/or<br>Carol Adams Kirshner, Trustees<br>4616 Chalmers Drive<br>Nashville, Tennessee 37215 | SAME | 131 10 0 053.00 |

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2022

## 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, **Howard Stephen Kirshner and wife, Carol Adams Kirshner**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Howard Stephen Kirshner and/or Carol Adams Kirshner, Trustees of the Howard & Carol Kirshner Living Trust, established by the Revocable Trust Agreement of Howard Stephen Kirshner and Carol Adams Kirshner dated February 25, 2022**, 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** our hands this 25th day of February, 2022.

**Howard Stephen Kirshner**

**Carol Adams Kirshner**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard Stephen Kirshner and Carol Adams Kirshner, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of February, 2022.

My Commission Expires: _____

JEFFREY A. BAILEY 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. 201 on the Plan of Tynewood Estates, Section I, as of record in Book 2900, page 88, Register's Office for said County.

Said Lot No. 201 fronts 142.8 feet on the easterly side of Chalmers Drive and runs back 285.4 feet on the southerly line and 287.6 feet on the northerly line, which is a broken line, to a dead line in the rear, on which it measures 135.5 feet.

Being the same property conveyed to Dr. Howard S. Kirshner and wife, Carol Adams Kirshner by deed from Alan C. Mifflin, III, and wife, Ann W. Mifflin, of record in Book 5293, page 549, Register's Office for Davidson County, Tennessee.

Howard Stephen Kirshner and Dr. Howard S. Kirshner are one and the same person.

This is improved property known as 4616 Chalmers Drive, 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 February 25, 2022.

02-25-2022
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 25th day of February, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

