Karen Johnson Davidson County
Batch# 824671 DEEDQC
03/18/2022 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220318-0031651

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--. Evelyn Farris Raines, Affiant Subscribed and sworn to before me, this 10th day of March, 2022. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Daniel R. Raines and/or Evelyn Farris Raines, Trustees 2613 Barton Avenue Nashville, TN 37212	SAME	104-11-229

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, **Evelyn Farris Raines**, 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 **Daniel R. Raines and/or Evelyn Farris Raines, Trustees of the Dan & Evelyn Raines Living Trust, established by the Revocable Trust Agreement of Daniel R. Raines and Evelyn Farris Raines dated March 10, 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 my hand this 10th day of March, 2022.

Evelyn Farris Raines

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 Evelyn Farris Raines, 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 10th day of March, 2022.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2023

Notary Public

EXHIBIT A

Legal Description

Being Lot No. 69 and the easterly 50 feet of Lot No. 70 on the Plan of Bransford Realty Company Subdivision of the Edgar Jones Home Place, of record in Book 421, Page 7, Register's Office fro Davidson County, Tennessee.

Said Lots 69 and 70 front 110 feet on the southerly margin of Barton Avenue and extends back 260 feet on the easterly line and 260 feet on the westerly line to a line in the rear, measuring 110 feet thereon.

Being the same property conveyed to Evelyn Farris Raines by deed from Daniel R. Raines of record in Instrument No. 20160809-0082798, Register's Office for Davidson County, Tennessee.

This is improved property known as 2613 Barton Avenue, Nashville, Davidson County, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

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 March 10, 2022.

03-10-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of March, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

