Karen Johnson Davidson County
Batch# 827306 DEEDQC
03/23/2022 01:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220323-0033510

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 15th 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 Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Keneth R. Langley, Trustee 349 Westfield Drive Nashville, TN 37221	SAME	Map 128-13A Parcel 349

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, **Keneth R. Langley**, 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 **Keneth R. Langley, Trustee of the Keneth R. Langley Living Trust, established by the Revocable Trust Agreement of Keneth R. Langley dated March 15, 2022**, 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 15th day of March, 2022.

Keneth R. Langley

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 Keneth R. Langley, 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 15th day of March, 2022.

My Commission Expires:

ALICE M. BOHANNON
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 Apartment Unit No. 349 of Westfield Condominiums created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, page 771, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kenneth R. Langley, unmarried, by Warranty Deed from George Gianikas, Trustee, with full power to transfer, convey and encumber without joinder of any beneficiary, of record in Book 7280, Page 106, Register's Office for Davidson County, Tennessee.

Kenneth R. Langley and Keneth R. Langley are one and the same person.

The conveyance is made subject to the following:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

2. All terms and provisions of the Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, and in Book 6831, Page 982, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of the Westfield Condominiums Homeowners' Association, as amended in Book 6746, Page 677, Register's Office for Davidson County, Tennessee and the By-Laws and Rules and Regulations of said corporation.

4. Easements and restrictions of record and as shown on the plat of Westfield Condominiums set forth in Book 6250, Page 590, revised in Book 6250, Page 748, and further described in Book 6831, Page 982, Register's Office for Davidson County, Tennessee.

This is improved property known as 349 Westfield Drive, Nashville, Tennessee, Aparment No. 349, Westfield Condominiums, 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 March 15, 2022.

03-15-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of March, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

