Karen Johnson Davidson County
Batch# 828605 DEEDQC
03/25/2022 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220325-0034718

THIS INSTRUMENT PREPARED BY:

Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Mollie B. Henry
Mollie Batts Henry, Trustee, Affiant

Subscribed and sworn to before me, this 9th day of March, 2022.

Notary Public

My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Mollie Batts Henry and/or David Gibbs Henry, Trustees 923 Marengo Lane Nashville, TN 37204	SAME	Map 105-13 Parcel 97

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, **Mollie Batts Henry and husband, David Gibbs Henry**, 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 **Mollie Batts Henry and/or David Gibbs Henry, Trustees of the Mollie & David Henry Living Trust, established by the Revocable Trust Agreement of Mollie Batts Henry and David Gibbs Henry dated March 9, 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 9th day of March, 2022.

Mollie B. Henry
Mollie Batts Henry

David Gibbs Henry
David Gibbs Henry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mollie Batts Henry and David Gibbs Henry, 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 9th day of March, 2022.

My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being being the northerly 50.0 feet of the easterly part of Lot No. 10 on the Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 12th Avenue, South, or the Granny White Pike, at a point 97.1 feet south of the southerly margin of Linden Avenue, said point being the corner of Lots. Nos. 9 and 10; thence, with the line between said two lots, westwardly 150.0 feet to the easterly line of the property conveyed to H.C. Walters by deed from W.J. Williams and wife, of record in Book 545, page 141, Register's Office for said County; thence with said Walters' easterly line, southwardly 50.0 feet to the northwest corner of the property conveyed to W.R. Winters and wife, by deed from Frank P. Rymarkwiez of record in Book 664, page 131, said Register's Office; thence with said Winters' northerly line, eastwardly 150.0 feet to the westerly margin of 12th Avenue, South; thence with said Avenue, northwardly 50.0 feet to the beginning.

Being the same property conveyed to David Henry and wife, Mollie Batts Henry, by deed from Linda Williams and Carol Hammond and Amy Wigger, of record in Book 11702, Page 427, Register's Office for Davidson County, Tennessee.

David Gibbs Henry and David Henry are one and the same person.

This is improved property known as 2307 12th Avenue South, Nashville, Tennessee 37204.

202203250034718

CERTIFICATE OF AUTHENTICITY

I, Hunter R. 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 9, 2022.

03-18-2022
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

