Karen Johnson Davidson County
Batch# 833625 DEEDQC
04/01/2022 02:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220401-0038276

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--. Thomas V. Falkie, Jr., Affiant Subscribed and sworn to before me, this 24th day of March, 2022. Notary Public My Commission Expires:

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Thomas V. Falkie, Jr., Trustee 4621 Sterling Cross Nashville, Tennessee 37211	SAME	172-14-0B Map: 041.00-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, **Thomas V. Falkie, Jr.**, 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 **Thomas V. Falkie, Jr., Trustee of the Thomas V. Falkie, Jr. Living Trust, established by the Revocable Trust Agreement of Thomas V. Falkie, Jr. dated March 24, 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 24th day of March, 2022.

Thomas V. Falkie, Jr.

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 Thomas V. Falkie, Jr., 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 March, 2022.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, Cluster Lot Development, of record in Instrument No. 20010313-0024108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas V. Falkie, Jr., an unmarried man, by Warranty Deed from Walter R. Winesburg and wife, Emily H. Winesburg, of record in Instrument No. 20170508-0045179 Register's Office for Davidson County, Tennessee, dated May 5, 2017 and recorded on May 8, 2017.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matter shown on the plan of record; all in said Register's Office.

This is improved property known as 4621 Sterling Cross, Nashville, Tennessee 37211.

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 24, 2022.

03-28-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of March, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

