Karen Johnson Davidson County
Batch# 858356 DEEDQC
05/18/2022 03:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220518-0057742

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 11th day of May, 2022. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Joseph P. McAllister and/or Rachel M. McAllister, Trustees 159 Charleston Park Nashville, Tennessee 37205	SAME	116 08 0G 159.00 CO 128 10 0 023.00 161 10 0 012.00 162 10 0 018.00

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

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, **Joseph P. McAllister and wife, Rachel M. McAllister**, 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 **Joseph P. McAllister and/or Rachel M. McAllister, Trustees of the Joseph & Rachel McAllister Living Trust, established by the Revocable Trust Agreement of Joseph P. McAllister and Rachel M. McAllister dated May 11, 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 11th day of May, 2022.

Joseph P. McAllister

Joseph P. McAllister

Rachel M. McAllister

Rachel M. McAllister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph P. McAllister and Rachel M. McAllister, 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 11th day of May, 2022.

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

Notary Public

EXHIBIT A

Legal Description

116 08 0G 159.00 – 159 Charleston Park

Land in Davidson County, Tennessee, being Unit No. 159 on the plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, page 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, and Instrument No. 20040616-0071409, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph P. McAllister and Rachel M. McAllister, husband and wife, by deed from Caroline M. van den Berg, Trustee of the Caroline M. van den Berg Revocable Trust dated January 28, 2002, of record as Instrument No. 20150504-0050458, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Current year's State and County taxes which have been assumed by the Grantees.
2. Matters shown on the Plan of record Plat Book 5050, page 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93. and Instrument No. 20040616-0071409, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements, Assessments, Special Assessments and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157 and amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5961, page 61 and amended and restated in Book 11758, page 466, said Register's Office.
4. Sewer Easement of record in Book 3400, page 63, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.
6. Approval of an Amended and Substituted Plat of record in Book 5162, page 632, said Register's Office.
7. Rights of others in and to the use of the common areas/elements.

This is improved property known as 159 Charleston Park, Nashville, Tennessee 37205.

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128 10 0 023.00 – 7940 Stallion Drive

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 70 on the Plan of Stacy Square – Section 2, which is of record in Book 4175, Page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph P. McAllister et ux Rachel M. McAllister, by deed from Jack A. Yankura et ux Mary Jean Yankura, of record in Book 6795, page 720, Register's Office for Davidson County, Tennessee.

This is improved property known as 7940 Stallion Drive, Nashville, Tennessee 37221.

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161 10 0 012.00 – 606 Huntington Parkway

LAND in Davidson County, Tennessee, being Lot No. 70 on the plan of Section One, Huntington Park, of record in Book 4175, page 10, Register's Office for said County.

SAID Lot No. 70 fronts 73.0 feet on the northerly margin of Huntington Parkway and extends back 135.0 feet on the easterly line and 198.0 feet on the westerly line to a dead line in the rear, measuring 96.7 feet thereon.

Being the same property conveyed to Joseph P. McAllister and wife, Rachel M. McAllister, by deed from Joyce Ann Brownlow, unmarried, of record in Book 6242, page 320, Register's Office for Davidson County, Tennessee.

This is improved property known as 6060 Huntington Parkway, Nashville, Tennessee 37211.

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162 10 0 018.00 – 601 Brook Drive

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Brookview Estates, Section 1, as of record in Plat Book 4460, page 103, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph P. McAllister and wife, Rachel M. McAllister,, by deed from Metropolitan Housing, LTD, a Tennessee limited partnership, of record in Book 6560, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Current year's State and County taxes, which have been assumed by the Grantees; (2) Restrictions of record in Book 4636, page 317; and (3) All matters appearing on the Plan of record in Plat Book 4460, page 103, said Register's Office.

This is improved property known as 601 Brook Drive, Antioch, Tennessee 37013.

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 May 11, 2022.

05-12-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of May, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

