Karen Johnson Davidson County
Batch# 859763 DEEDQC
05/20/2022 12:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220520-0058969

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 10th day of May, 2022. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Stephen L. Farr and/or Tanza C. Farr, Trustees 1607 Linden Avenue Nashville, Tennessee 37212	SAME	104 16 0 370.00

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, **Stephen L. Farr and wife, Tanza C. Farr**, 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 **Stephen L. Farr and/or Tanza C. Farr, Trustees of the Stephen & Tanza Farr Living Trust, established by the Revocable Trust Agreement of Stephen L. Farr and Tanza C. Farr dated May 16, 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 16th day of May, 2022.

Stephen L. Farr

Tanza C. Farr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen L. Farr and Tanza C. Farr, 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 16th day of May, 2022.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 55 on the Map of Belmont Land Co's Plan of Lots called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Linden Avenue 95.0 feet east of the easterly margin of an alley; thence easterly 55.0 feet to a point which is 12 1/2 feet west of the line between lots 55 and 56; thence southerly parallel to said line 188.0 feet to the north margin of an alley; thence with the margin of same westerly 52 1/2 feet to the easterly margin of another alley; thence with the margin of same, northwesterly 178.0 feet to the beginning.

Being the same property conveyed to Stephen L. Farr and wife, Tanza C. Farr by deed from Sara H. Gillum, of record as Instrument No. 20140314-0021592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Current year's State and County taxes which have been assumed by the Grantees.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, said Register's Office.
- Restrictions of record in Book 2089, Page 191 and Book 2093, page 107, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 1607 Linden Avenue, Nashville, Tennessee 37212.

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 16, 2022.

05-16-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of May, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

