Karen Johnson Davidson County
Batch# 866186 DEEDQC
06/02/2022 08:56:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20220602-0063534

FROM:

JOHANN C. BRANDES AND WIFE, MINA BRANDES

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

JOHANN C. BRANDES AND MINA BRANDES, AS TENANTS IN COMMON

QUITCLAIM DEED

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 26th day of May, 2022.

Brooke Rector
Notary Public
My Commission Expires: _____

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Johann C. Brandes and Mina Brandes, tenants in common 2306 Hampton Avenue Nashville, Tennessee 37215	SAME	117 06 0 050.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between us,

we, Johann C. Brandes and wife, Mina Brandes, hereby remise, release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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.

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Johann C. Brandes and Mina Brandes, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 26th day of May, 2022.

Johann C. Brandes

Mina Brandes

Mina Brandes

Jeffrey Mobley, Trustee

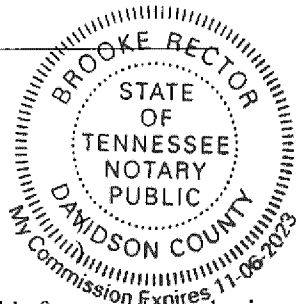
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johann C. Brandes and Mina Brandes, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of May, 2022.

My Commission Expires: _____

Brooke Rector
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of May, 2022.

My Commission Expires: _____

Brooke Rector
Notary Public

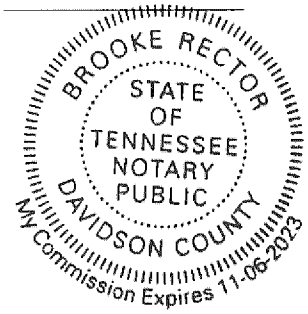


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly 150 feet of the westerly 195 feet of the northerly part of Lot No. 15 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 405 feet west of the center line of 23rd Avenue South, said point being the southwest corner of property conveyed to Mrs. Louise McLaughlin Harwell by deed from Loiette Hampton Hume, et al, of record in Book 999, Page 235, Register's Office for said County; thence with the northerly margin of Hampton Avenue, westwardly 150 feet to the southeast corner of the property conveyed to Anne Lois Greene by deed from Loiette Hampton Hume, et al, of record in Book 1104, Page 617, said Register's Office; thence with said Greene's easterly line, northwardly 342.5 feet, more or less, to the southerly line of Lot No. 5; thence with said line, eastwardly 150 feet to the northwest corner of said Harwell Property; thence with said Harwell's westerly line, southwardly 342 feet, more or less, to the beginning.

Being the same property conveyed to Johann C. Brandes and Mina Brandes, husband and wife, by deed from Ann R. Bright, a widow, of record as Instrument No. 20141204-0111196, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4096, Page 972, Register's Office for Davidson County, Tennessee. (2) Restrictive Covenants contained in instrument of record in Book 662, Page 807, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been assumed by the grantees herein.

This is improved property known as 2306 Hampton Avenue, Nashville, Tennessee 37215.

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 26, 2022.

05-27-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of May, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

