Karen Johnson Davidson County
Batch# 876316 DEEDQC
06/23/2022 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220623-0071858

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 7th day of June, 2022. Notary Public My Commission Expires:

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Kendall McGiffert Hagood, Trustee 221 Bowling Avenue Nashville, Tennessee 37205	SAME	103 12 0 144.00

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, **3704 Whitland Ave., LLC**, a Tennessee limited liability company, hereinafter called 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 **Kendall McGiffert Hagood, Trustee of the 205 Mockingbird Road Trust dated June 7, 2022**, and to her 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 7th day of June, 2022.

3704 WHITLAND AVE., LLC

By: _____
Jenney Ayer Petrikin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenney Ayer Petrikin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president of 3704 Whitland Ave., LLC, the within named bargainor, a Tennessee limited liability company, and that such president executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its president.

WITNESS my hand and seal, at office, this 7th day of June, 2022.

My Commission Expires: _____

_____
Notary Public

CINDY GASKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 of Block Con the Plan of Cherokee Park of record in Plat Book 547, Pages 169 and 170, 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 3704 Whitland Ave., LLC, a Tennessee limited liability company, by deed from Matthew William Kimball, unmarried, of record as Instrument No. 20210611-0079195, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Mockingbird Road, Nashville, Tennessee 37205.

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 June 7, 2022.

June 7, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of June, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024