Karen Johnson Davidson County
Batch# 876316 DEEDQC
06/23/2022 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220623-0071859

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 17th day of June, 2022. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
221 Bowling Avenue Trust 221 Bowling Avenue Nashville, TN 37205	SAME	104 13 0 100.00

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 Avenue, 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 221 Bowling Avenue 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 17th day of June, 2022.

3704 WHITLAND AVENUE, 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 Avenue, 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 17th day of June, 2022.

My Commission Expires: _____

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

_____
Notary Public

EXHIBIT A

Legal Description

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

Being the Southerly 115 feet of Lot "D" on the Map showing Second Subdivision of certain lots in Blocks "J" and "K" in the Whitland Realty Company's Subdivision, as of record in Book 547, Page 17, Register's Office for said County.

Beginning at the Northwest corner of Bowling Avenue, formerly Golf Club Lane or Whitland Avenue and an unnamed 50 foot street; thence with the Westerly margin of Bowling Avenue Northwardly 115 feet to the Southeast corner of the property conveyed to W. Malcolm Beasley and wife, by deed from Mary W. Moore, et al, Trustees of record in Book 1195, page 505, said Register's Office; thence with said Beasley's Southerly line Westwardly 180 feet to the Easterly line of Lot "C"; thence with said line Southwardly 115 feet to the Northerly margin of said unnamed street; thence with same, Eastwardly 180 feet to the beginning.

Being the same property conveyed to 3704 Whitland Avenue, LLC, a Tennessee limited liability company, by deed from Katherine Cigarran and Chris Cigarran, wife and husband, of record as Instrument No. 20220616-0068784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. The Grantee, it's heirs, successors and assigns hereby acknowledge and agree that the use of the real property shall be limited to one single family residence with the addition of a DADU (Detached Auxiliary Dwelling Unit). This restriction shall run with the land.

This is improved property known as 221 Bowling Avenue, Nashville, TN 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 17, 2022.

June 17, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th 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