Karen Johnson Davidson County
Batch# 877649 DEEDQC
06/24/2022 11:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220624-0072492

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--. Mary F. Short Affiant Subscribed and sworn to before me, this 20th day of June, 2022. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Mary F. Short, Trustee 1135 Battery Lane Nashville, Tennessee 37220	SAME	131 12 0 099.00

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, **Mary F. Short**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by 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 **Mary F. Short, Trustee of the Mary F. Short Living Trust, established by the Revocable Trust Agreement of Mary F. Short dated June 20, 2022**, as amended and restated from time to time, 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 20th day of June, 2022.

Mary F. Short

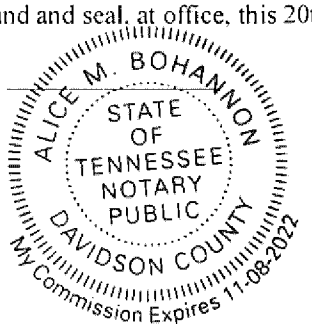
Mary F. Short

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary F. Short, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of June, 2022.

My Commission Expires:



Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

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

Being part of Lot No. 5 on the plat of the subdivision of the J. T. Jenkins Home Place, as of record in Book 547, page 20, Register's Office for said County, described according to a survey made by T. R. Sanfod, Surveyor, February 1, 1961, as follows:

Beginning on the southerly margin of Battery Road at a point 23 feet east of the corner of Lots Nos. 1 and 5; thence southerly 23 feet from and parallel to the line between Lots Nos. 1 and 5, 337 feet to an iron pin; thence westerly 23 feet to an iron pin in the north east corner of Lot No. 2, the southeast corner of Lot No. 1 and in the western boundary line of said Lot No. 5; thence with the line between Lots Nos. 2 and 5 southerly 115.2 feet; thence northeasterly 135 feet; thence northerly 397 feet to the southerly margin of Battery Road; thence with the same westerly 102 feet to the beginning.

Being the same property conveyed to Mary Frances Short by deed from Douglass K. Stamps and wife, Frances S. Stamps, of record in Book 6402, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the plan of record in Book 547, page 20, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for sanitary sewer and/or storm drainage of record in Book 4717, page 351, Book 4813, page 153, and Book 4817, page 990, said Register's Office.

This conveyance is also subject to the current year's State and County taxes which have been assumed by the Grantee.

Mary F. Short and Mary Frances Short are one and the same person.

This is improved property known as 1135 Battery Lane, Nashville, Tennessee 37220.

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 20, 2022.

06-21-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of June, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

