Karen Johnson Davidson County
Batch# 884168 DEEDQC
07/05/2022 12:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220705-0077380

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--. Janet Elaine Wiseman Affiant Subscribed and sworn to before me, this 30th day of June, 2022. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Thomas A. Wiseman III and/or Janet Elaine Wiseman, Trustees 6612 Jocelyn Hollow Road Nashville, Tennessee 37205	SAME	129 01 0 012.00

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, **Thomas A. Wiseman III and wife, Janet Elaine Wiseman**, 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 **Thomas A. Wiseman III and/or Janet Elaine Wiseman, Trustees of the Janet & Thomas Wiseman III Living Trust, established by the Revocable Trust Agreement of Thomas A. Wiseman III and Janet Elaine Wiseman dated June 30, 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 30th day of June, 2022.

Thomas A. Wiseman III

Janet Elaine Wiseman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. Wiseman III and Janet Elaine Wiseman, 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 30th day of June, 2022.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being all of Lot No. 952, on the Plan of West Meade Farms, Inc., Section XV, of record in Plat Book 2663 Page 54 and 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas A. Wiseman III and Janet E. Wiseman, husband and wife, by deed from Teresa Kuharsky and husband, Paul Kuharsky, of record as Instrument No. 20141231-0119305, Register's Office for Davidson County, Tennessee.

Janet Elaine Wiseman and Janet E. Wiseman are one and the same person.

This conveyance is subject to (1) All matters as set forth per Plat Book 2663, Page 54 and 55, said Register's Office; (2) Current year's State and County taxes, which have been assumed by the Grantees; (3) all applicable zoning ordinances; (4) utility, sewer, drainage and other easements of record; (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (6) building restrictions; and (7) other matters of public record.

This is improved property known as 6612 Jocelyn Hollow 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 30, 2022.

07-05-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of July, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

