Karen Johnson Davidson County
Batch# 884453 DEEDQC
07/06/2022 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220706-0077774

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 29th day of June, 2022. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jill D. Sink, Trustee 4504 Heath Road Nashville, Tennessee 37221	SAME	126 00 0 112.00

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, **Jill D. Sink**, 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 **Jill D. Sink, Trustee of the Jill D. Sink Living Trust, established by the Revocable Trust Agreement of Jill D. Sink dated June 29, 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 29th day of June, 2022.

Jill D. Sink

Jill D. Sink

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 Jill D. Sink, 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 29th day of June, 2022.

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

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Being in the 9th Civil District, formerly the 14th Civil District, of Davidson County, Tennessee, described as follows:

Reference information to located the true point of beginning of the foregoing 5.87 acre tract:

Beginning at a point on the northern edge of the pavement of Highway 70 in the center of a culvert under the said highway, the same being the original southwest corner of the original James H. Stein property on the north side of Highway 70, and the southeast corner of the Wade Travis property, thence North 76 deg. East (measured along the northern edge of the pavement of the pavement of Highway 70) 1,157.00 feet to a nail in the edge of the pavement; thence, North 16 deg. 15 min. West 33 feet to a point in the north edge of the right of way of Highway 70, this being the southwest corner of the Paul D. Butler property, thence, North 76 deg. East 331 feet along the southern boundary of the Butler property and along the northern boundary of the highway right of way to a point which is the southeast corner of the Butler property, thence, along the northerly margin of the highway right of way as follows: North 80 deg. East 176 feet to a point; thence, North 86 deg. 30 min. East 164 feet to a point; thence South 82 deg. East 164 feet; thence South 70 deg. East 302 feet to a point in the north margin of the Highway 70 right of way, this being the true point of beginning of the tract of land hereinafter described.

Thence, leaving said point of beginning North 00 deg. 57 min. 866.29 feet to an iron pin; thence, North 60 deg. West 175 feet to an iron pin; thence, North 12 deg. 30 min. West 300 feet along the eastern portion of a road right of way to an iron pin; thence, South 84 deg. East 335 feet to an iron pin; thence, South 2 deg. 3 min. East 1,349.73 feet to a point on the north margin of the Highway 70 right of way; thence, along said highway right of way North 59 deg. West 215 feet to the point of beginning, containing 5.87 acres, more or less.

This tract is shown as tract number 3 on a plat prepared April, 1980, by Donald R. Carver, Surveyor, 209 Pear Orchard Drive, Goodlettsville, Tennessee, 37072.

Being the same property conveyed to Carey M. Sink and wife, Jill D. Sink, by deed from Carey M. Sink and Jill D. Bliek, of record as Instrument No. 20030605-0077834, Register's Office for Davidson County, Tennessee.

Carey M. Sink died on September 9, 2016.

This is improved property known as 4504 Heath Road, Nashville, Tennessee 37221.

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 29, 2022.

07-06-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of July, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

