Karen Johnson Davidson County
Batch# 893151 DEEDQC
07/25/2022 11:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220725-0084671

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 20th day of July, 2022. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Sandra Jean McSeveney and/or Daniel Stuart McSeveny, Trustees 816 South Wilson Boulevard Nashville, Tennessee 37215	SAME	116 04 0 186.00

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, **Sandra Jean McSeveney**, 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 **Sandra Jean McSeveney and/or Daniel Stuart McSeveney, Trustees of the Sandra Jean McSeveney Living Trust, established by the Revocable Trust Agreement of Sandra Jean McSeveney dated April 21, 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 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 my hand this 20thh day of July, 2022.

Sandra McSeveney

Sandra Jean McSeveney

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 Sandra Jean McSeveney, 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 July, 2022.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

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

Being the southerly 60 feet of Lot No. 7 and the northerly 20 feet front and 25 feet rear of Lot No. 8 of Block "K" on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.

Said parts of Lot No. 7 and Lot No. 8 front together 80 feet on the easterly side of Wilson, formerly Bosley Avenue, and run back 221-1/4 feet to an alley, measuring 85 feet thereon.

Being the same property conveyed to Samuel T. McSeveney and wife, Sandra J. McSeveney by Warranty Deed from Thomas Walton and wife, Marcia Oxford Walton, of record in Book 4829, Page 892, Register's Office for Davidson County, Tennessee.

Samuel T. McSeveney died on August 5, 2017.

Sandra J. McSeveney and Sandra Jean McSeveney are one and the same person.

This is improved property known as 816 South Wilson Boulevard, Nashville, Tennessee 37215.

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 July 20, 2022.

07-25-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of July, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

