Karen Johnson Davidson County
Batch# 897996 DEEDQC
08/03/2022 09:45:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220803-0088332

THIS INSTRUMENT PREPARED BY:
Alice M. Bohannon, 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 2nd day of August, 2022.

Notary Public

My Commission Expires:

ALICE M. BOHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Sheila F. McCall, Trustee 501 N. Wilson Blvd. Nashville, TN 37205	SAME	103-08-0-175.00 103 04 0A 001.00 103 04 0A 002.00 104 05 0B 003.00

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, **Sheila F. McCall**, 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 **Sheila F. McCall, Trustee of the Sheila F. McCall Living Trust, established by the Revocable Trust Agreement of Sheila F. McCall dated August 2, 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 2nd day of August, 2022.

Sheila F. McCall

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 Sheila F. McCall, 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 2nd day of August, 2022.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Map/Parcel 103-08-0-175.00

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 376 on the map of Richland Realty Co.'s Division C, of record in Book 421, Page 31, Register's Office for said County.

Said southerly 50 feet of Lot No. 376 fronts 50 feet on the westerly margin of North Wilson Blvd. and extends back 200 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear, measuring 46.7 feet thereon.

Being the same property conveyed to Sheila F. McCall by deed from H.C. Jackson Company, Inc. of record in Book 8839, Page 911, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 501 N. Wilson Blvd. Nashville, TN 37205.

Map/Parcel 103 04 0A 001.00

Land in Davidson County, Tennessee, being unit A, 4205 Utah Condominiums, as shown on plat of record in plat book 332, page 61, then amended in plat book 8250, page 935, as established under master deed of record in book 10972, page 82, and then amended in book 11023, page 138, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sheila F. McCall, unmarried woman, by deed from Sarah E. Fowler, as administrator and devisee; and Eric Fowler, devisee of the Estate of Joyce E. Field, of record in Instrument No. 20100809-0062602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to A) 2022 Property taxes; B) Instruments of record in Book 332, Page 61; Book 8250, Page 935; Book 10972, Page 113; Book 11021, Page 658; Book 10972, Page 82; Book 11023, Page 138; Said Register's Office; and C) Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 4205 Utah Avenue #A, Nashville, Tennessee 37209.

Map/Parcel 103 04 0A 002.00

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

Being Unit No. 4205-B of 4205 Utah, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 332, Page 61 and amended in Book 8250, Page 935, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sheila F. McCall, unmarried, by deed from Robert L. Green, Jr., unmarried, of record in Instrument No. 20110307-0017912 dated March 7, 2011, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws of record in Book 10972, Page 82 and amended in Book 11023, Page 138; Book 9840, page 798; Book 332, Page 61; and Book 10972, Page 102, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 8250, Page 935, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 4205 B Utah Avenue, Nashville, Tennessee 37209.

Map/Parcel 104 05 0B 003.00

Lane in Davidson County, Tennessee, being Unit No. 3 together with the appurtenant interest in the common elements of Meadowbrook Condominium Association, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6956, Page 13; Book 6970, page 545; and amended in Book 7099, page 503, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached Exhibit "C" to the aforementioned Amendment to Master Deed and being located upon Lot No. 1 on the plan of Meadowbrook of record in Plat Book 6250, page 817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheila F. McCall, unmarried, by deed from Shurbhra Sharma, unmarried, of record in Instrument No. 20100825-0067169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2022 and subsequent years, easements and restrictions of record.

This is improved property known as 3724 Meadowbrook Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 August 2, 2022.

August 2, 2022
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2ND day of August, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

