Karen Johnson Davidson County
Batch# 900405 DEEDQC
08/08/2022 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220808-0089986

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of August, 2022.<br><br>Notary Public<br>My Commission Expires: |

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

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| John A. Howard III and/or<br>Rebecca R. Howard, Trustees<br>1205 Chickering Road<br>Nashville, Tennessee 37215 | SAME | 130 14 0 001.00 |

## 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, **John A. Howard III and wife, Rebecca R. Howard**, 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 **John A. Howard III and/or Rebecca R. Howard, Trustees of the John & Rebecca Howard Living Trust, established by the Revocable Trust Agreement of John A. Howard III and Rebecca R. Howard dated August 3, 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 3rd day of August, 2022.

**John A. Howard III**

**Rebecca R. Howard**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Howard III and Rebecca R. Howard, 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 3rd day of August, 2022.

My Commission Expires:

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

Notary Public

## EXHIBIT A

## Legal Description

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of B. E. Woodard's Warner Park Subdivision as of record in Plat Book 1130, page 87, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John A. Howard III and wife, Rebecca R. Howard, by deed from Joe Russell and wife, Anne L. Russell, of record as Instrument No. 20081006-0101336, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record as Book 1130, page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as 1205 Chickering Road, 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 August 3, 2022.

August 3, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 3rd day of August, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

