Karen Johnson Davidson County
Batch# 901808 DEEDQC
08/10/2022 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220810-0091100

THIS INSTRUMENT PREPARED BY: **Hunter R. 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:

HUNTER R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
2103 Crestmoor Road Trust P.O. Box 158779 Nashville, Tennessee 37215	SAME	117 10 0 076.00

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, **Reginald Clown Prince, LLC**, a Tennessee limited liability company, hereinafter called 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 **Emily Brooke Moore, Trustee of the 2103 Crestmoor Road Trust dated July 20, 2022**, 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 20th day of July, 2022.

REGINALD CLOWN PRINCE, LLC

By: _____

J. Jason Wendel, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Jason Wendel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president of Reginald Clown Prince, LLC, the within named bargainor, a Tennessee limited liability company, and that such president executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its president.

WITNESS my hand and seal, at office, this 20th day of July, 2022.

My Commission Expires: _____

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

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

BEING THE WESTERLY 80 FEET OF LOT 2 AND THE EASTERLY REAR 3 FEET OF LOT 3, BLOCK A, HILLSBORO VIEW DEV. CO., AS OF RECORD IN PLAT BOOK 974, PAGES 64 & 65, RODC, TN, AND DESCRIBED ACCORDING TO A JANUARY 2012 SURVEY BY PHILLIPE. HOLMES, JR., TENESSEE REGISTERED LAND SURVEYOR AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF CRESTMOOR ROAD AT THE SOUTWESTERL Y CORNER OF THE SUBJECT PROPERTY,

THENCE NORTH 02 DEG 03 MIN 29SEC EAST 175.02 FEET TO AN IRON PIN;

THENCE SOUTH 87 DEG 04 MIN 37 SEC EAST 83.00 FEET TO AN IRON PIN;

THENCE SOUTH 03 DEG 02 MIN 12 SEC WEST 175.00 FEET TO AN IRON PIN;

THENCE NORTH 87 DEG 04 MIN 47 SEC WEST 80.01 FEET TO THE POINT OF BEGINNING CONTAINNING 0.33 ACRES

Being the same property conveyed to Reginald Clown Prince, LLC, a Tennessee limited liability company, by deed from 2103 Crestmoor Partnership, a Tennessee general partnership, of record as Instrument No. 20120216-0013536, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to boundary survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor dated January 2012, File/Job No. 12004.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantee; All matters shown on the Plan, with Owner's Certificate, of record in Book 974 pages 64 and 65, said Register's Office.

This is improved property known as 2103 Crestmoor Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. 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.

August 10, 2022
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of August, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

