Karen Johnson Davidson County
Batch# 906554 DEEDQC
08/23/2022 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220823-0094983

THIS INSTRUMENT PREPARED BY:
Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2022.

Notary Public

My Commission Expires: _____

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Randy Thomas Starkweather, Trustee 218 Hickory Forge Dr. Antioch, TN 37013	SAME	Map 163-11,A,19.00

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, **Joanna Starkweather**, 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 **Randy Thomas Starkweather, Trustee of the 218 Hickory Forge Trust dated August 18, 2022**, and to his 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 18th day of August, 2022.

Joanna Starkweather

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 Joanna Starkweather, 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 18th day of August, 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 in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 19 on the Plan of Second Revision, Section TWO, BELL FORGE VILLAGE, as of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joanna L. Duco, by deed from Linda H. Taylor, of record as Instrument No. 20030523-0070767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6040, page 583, 6350-858 and Book 6651, Page 207, Register's Office for said County.

Joanna Starkweather and Joanna L. Duco are one and the same person.

This is improved property known as 218 Hickory Forge Dr., Antioch, TN 37013.

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 August 18, 2022.

August 22, 2022
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22ND day of August, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024