Karen Johnson Davidson County
Batch# 928031 DEEDQC
10/11/2022 01:01:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20221011-0111467

FROM:

WARD R. PACE AND WIFE, MICHEL A. MCDONALD

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

WARD R. PACE AND MICHEL A. MCDONALD, AS TENANTS IN COMMON

QUITCLAIM DEED

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.

Michel A. McDonald
Affiant

Subscribed and sworn to before me, this 7th day of October, 2022.

Lindsay Hamada
Notary Public

My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ward R. Pace and Michel A. McDonald, tenants in common 3621 Richland Avenue Nashville, Tennessee 37205	SAME	104 09 0 298.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between us,

we, Ward R. Pace and wife, Michel A. McDonald, hereby remise, release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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.

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Ward R. Pace and Michel A. McDonald, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 7th day of October, 2022.

Ward R. Pace

Michel A. McDonald

Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ward R. Pace and Michel A. McDonald, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2022.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2022.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 9, on the Final Plat, Resubdivision of Lot 6, Richland Hall, Lots 6, 7, 8, 9, 10, 11, and 12, as shown on plat of record in Instrument 20170718-0072022, revising Instrument No. 20160824-0088374 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michel McDonald and Ward Pace, wife and husband, by deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20210804-0104756, Register's Office for Davidson County, Tennessee.

Ward R. Pace and Ward Pace are one and the same person. Michel A. McDonald and Michel McDonald are one and the same person.

This is improved property known as 3621 Richland Avenue, Nashville, Tennessee 37205.

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 October 7, 2022.

October 11, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of October, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

