Karen Johnson Davidson County
Batch# 928202 DEEDQC
10/12/2022 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221012-0111725

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. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michel A. McDonald, Trustee, et al. 3621 Richland Avenue Nashville, Tennessee 37205	SAME	104 09 0 298.00

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, **Michel A. McDonald**, 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, consisting of an undivided one-half (1/2) tenant-in-common 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 **Michel A. McDonald, Trustee of the Michel A. McDonald Living Trust, established by the Revocable Trust Agreement of Michel A. McDonald dated April 1, 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 7th day of October, 2022.

Michel A. McDonald

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 Michel A. McDonald, 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 7th day of October, 2022.

My Commission Expires: _____

JEFFREY 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. 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.

Also being the same property conveyed to Ward R. Pace and Michel A. McDonald, as equal tenants in common, by Jeffrey Mobley, Trustee, of record as Instrument No. 20221011-0111467, 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)

