Karen Johnson Davidson County
Batch# 944156 DEEDQC
11/22/2022 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221122-0123770

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--. Affiant Subscribed and sworn to before me, this 22nd day of November, 2022. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Linda Barone Howard, Trustee 270 Harding Place Nashville, Tennessee 37205	SAME	104 09 0W 123.00

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, **Phyllis M. Barone**, 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 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 **Linda Barone Howard, Trustee of the Phyllis M. Barone Living Trust, established by the Revocable Trust Agreement of Phyllis M. Barone dated March 8, 2007, as amended and restated on November 16, 2022,** and as further amended 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 22nd day of November, 2022.

Phyllis M. Barone

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 Phyllis M. Barone, 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 22nd day of November, 2022.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 123 on the Final Plat of Major Subdivision of Richland Hall, Section II formerly known as Welch Property Subdivision, Section II of record at Instrument No. 201606210062851, 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 Phyllis Barone by deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20200716-0078031, Register's Office for Davidson County, Tennessee.

Phyllis M. Barone and Phyllis Barone are one and the same person.

This is improved property known as 3612 D West End 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 November 22, 2022

November 22, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22ND day of November, 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