Karen Johnson Davidson County
Batch# 960271 DEEDQC
01/11/2023 12:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230111-0002414

FROM:

ROBERT A. STRONG & CAROL R. JOHNSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

ROBERT A. STRONG & CAROL R. JOHNSON, AS TENANTS IN COMMON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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.

Carol R Johnson
Affiant

Subscribed and sworn to before me, this 10th day of January, 2023.

Alice M. Bohannon
Notary Public

My Commission Expires: 07-06-2026

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:

Robert A. Strong and
Carol R. Johnson, TIC
537 Summit Oaks Court
Nashville, Tennessee 37221

Send Tax Bills to:

SAME

Map-Parcel Numbers:

128 16 0B 058.00

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 joint tenancy with rights of survivorship, and in lieu thereof to create a tenancy in common between us, we, Robert A. Strong and Carol R. Johnson, 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 Robert A. Strong and Carol R. Johnson, 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 10th day of January, 2023.

Robert A. Strong

Carol R. Johnson

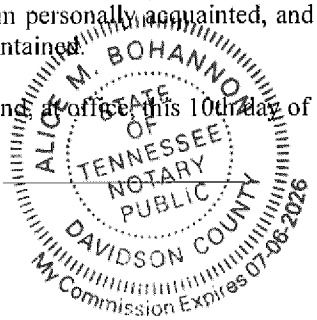
Jeffrey Mobley, Trustee

202301110002414

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 10th day of January, 2023.

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, Carol R. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of January, 2023.

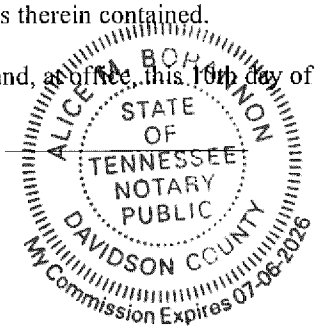
My Commission Expires: 

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, Trustee, 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 10th day of January, 2023.

My Commission Expires: 

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 58, Phase Four, Summit Oaks, A Planned Unit Development, as shown on Plat of record in Instrument No. 20060417-0043459, Revised at Instrument No. 20060516-0057170, in the Register1s Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particularly description of said property.

Being the same property conveyed to Robert Strong and Carol Johnson, husband and wife as joint tenants with rights of survivorship, by deed from Myra J. Barbre, Trustee, under The Myra J. Barbre Revocable Trust, dated the Fifteenth of August, 1995 and any amendments thereof, of record as Instrument No. 202001028-0125030, Register's Office for Davidson County, Tennessee.

Robert Strong and Robert A. Strong are one and the same person. Carol Johnson and Carol R. Johnson are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building. restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Current year's State and County taxes, which have been assumed by the Grantees.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Four; Summit Oaks, A Planned Unit Development, as recorded in Plat Instrument No. 20060417-0043459, Revised at Instrument No. 20060516-0057170 and PUD Boundary Plat recorded in Plat Book 9700, Page 255.

Declaration. of Covenants, Conditions. and Restrictions recorded in Instrument No. 20020224-0019518; Instrument No. 20040116-0006770; Instrument No. 20050316-0029169 and Instrument No. 20060418-0044430.

Easement for Public Utilities, recorded in Instrument No. 20010925-0103588; Instrument No. 20010925-0103589 and Instrument No. 20010925-0103590.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050728-0088585.

This is improved property known as 537 Summit Oaks Court, Nashville, Tennessee 37221.

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 January 10, 2023.

January 10, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of January, 2023.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

