Karen Johnson Davidson County
Batch# 960305 DEEDQC
01/11/2023 01:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230111-0002464

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 8th day of December, 2022.

Notary Public

My Commission Expires: 01-11-2026

EMILY HARVEY NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY My Commission Expires 01-11-2026

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Sally J. Wehby, Patricia Wehby, and Joseph H. Wehby, Trustees 300 Cana Circle Nashville, Tennessee 37205	-SAME-	093 13 0 581.00

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Sally J. Wehby and/or Patricia Wehby and/or Joseph H. Wehby, Trustees of The Charles & Sally Wehby Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby and Sally J. Wehby, dated**

December 17, 2014 (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto **Sally J. Wehby and/or Patricia Wehby and/or Joseph H. Wehby, Trustees of the 404 12th Avenue South Trust**, all interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of December, 2022.

Sally J. Wehby, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sally J. Wehby, Trustee, 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 8th day of December, 2022.

Notary Public

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

Patricia Wehby, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Wehby, Trustee, 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 8th day of December, 2022.

Notary Public

My Commission Expires:

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

Joseph H. Wehby, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph H. Wehby, Trustee, 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 8th day of December, 2022.

Notary Public

My Commission Expires:

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land in the 19th Councilmanic District, Davidson County, Tennessee. Being Lot 3 of Nashville Urban Venture, LLC Final Plat recorded as Instrument Number 20090501-0039790, Register's Office Davidson County, Tennessee, as more particularly described therein.

Being the same property conveyed to Charles T. Wehby and/or Sally J. Wehby, Trustees of The Charles & Sally Wehby Living Trust dated December 17, 2014, by deed from Charles T. Wehby, Trustee of The Charles T. Wehby Revocable Living Trust, dated December 2, 1997, of record as Instrument No. 20141226-0117781, Register's Office for Davidson County, Tennessee. Charles T. Wehby died on April 23, 2021, whereupon Sally J. Wehby became the sole Trustee of The Charles & Sally Wehby Living Trust, dated December 17, 2014.

This property is subject to an Access Easement of record as Instrument No. 20130923-0099797, Register's Office for Davidson County, Tennessee.

This is improved property known as 404 12th Avenue South, Nashville, Tennessee 37203.

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 December 8, 2022.

December 8, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of December, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

