Karen Johnson Davidson County
Batch# 961653 DEEDQC
01/17/2023 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230117-0003653

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--. Nan G. Teeter Affiant Subscribed and sworn to before me, this 5th day of January, 2023. Notary Public My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Nan G. Teeter, Trustee 51 Vaughns Gap Road Nashville, Tennessee 37205	SAME	129 15 0 059.00

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, **Nan G. Teeter**, 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 **Nan G. Teeter, Trustee of the Nan G. Teeter Living Trust, established by the Revocable Trust Agreement dated January 5, 2023**, 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 5th day of January, 2023.

Nan G. Teeter

Nan G. Teeter

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 Nan G. Teeter, 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 5th day of January, 2023.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 5 on the Plan of Warner Park Valley, Section II, as of record in Book 3600, page 20, Register's Office for said County.

Said Lot No. 5 fronts 97 feet on the west side of Vaughn's Gap Road, and extends back 180 feet on the northerly line and 189.1 feet on the southerly line, to a dead line in the rear on which it measures 97.42 feet.

Being the same property conveyed to Nan G. Teeter by deed from Thomas T. Teeter, of record in Book 8460, page 581, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictions in Book 3502, page 153, as amended by instrument in Book 3640, page 40 and to the easements and limitations shown on the map of record in Book 3600, page 20, Register's office for said County.

This is improved property known as 51 Vaughns Gap Road, 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 January 5, 2023.

January 5, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of January, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

