Karen Johnson Davidson County
Batch# 966412 DEEDQC
02/02/2023 10:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230202-0007688

THIS INSTRUMENT PREPARED BY: **Hunter R. 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--. Elijah J. Wise, Trustee, Affiant Subscribed and sworn to before me, this 18th day of January, 2023. Notary Public My Commission Expires:

HUNTER R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Elijah J. Wise and/or Paige M. Wise, Trustees 1221 Keller Ave. Nashville, TN 37216	SAME	072-06-4F-001.00 CO

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, **Elijah J. Wise and wife, Paige M. Wise**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Elijah J. Wise and/or Paige M. Wise, Trustees of the Elijah & Paige Wise Living Trust, established by the Revocable Trust Agreement of Elijah J. Wise and Paige M. Wise dated January 18, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 18th day of January, 2023.

Elijah J. Wise

Paige M. Wise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elijah J. Wise and Paige M. Wise, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 2023.

My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit "A" on the plan of Homes on Keller Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes on Keller A venue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190219-0015090, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Elijah John Wise and wife, Paige Marey Dunn by deed from Michael Scott, married, of record as Instrument No. 20211116-0152281, Register's Office for Davidson County, Tennessee.

Elijah J. Wise and Elijah John Wise are one and the same person. Paige M. Wise and Paige Marey Dunn are one and the same person.

This is improved property known as 1221 Keller Ave., Nashville, TN 37216.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. 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 18, 2023.

January 18, 2023
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of January, 2023.

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