Karen Johnson Davidson County
Batch# 970577 DEEDQC
02/14/2023 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230214-0010616

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--. Barbara S. Buda Affiant Subscribed and sworn to before me, this 9th day of February, 2023. Notary Public My Commission Expires: 11/2/26

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:
Barbara S. Buda, Trustee 4487 Post Place #41 Nashville, Tennessee 37205	SAME	103 15 0B 041.00 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, **Barbara S. Buda**, 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 **Barbara S. Buda, Trustee of the Barbara S. Buda Living Trust, established by the Revocable Trust Agreement of Barbara S. Buda dated February 9, 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 9th day of February, 2023.

Barbara S Buda

Barbara S. Buda

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 Barbara S. Buda, 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 9th day of February, 2023.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Unit No. 41 of Lions Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara S. Buda by deed from Oliver B. Simpson and wife, Dolly M. Simpson, of record in Book 7175, page 526, Register's Office for Davidson County, Tennessee.

This is improved property known as 4487 Post Place #41, 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 February 9, 2023

February 9, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of February, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

