Karen Johnson Davidson County
Batch# 996860 DEEDQC
04/27/2023 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230427-0030989

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--. Affiant Subscribed and sworn to before me, this 14th day of April, 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:
Joseph K. Dughman, Trustee 404 Leake Avenue Nashville, Tennessee 37204	SAME	117 16 0 158.00

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, **Joseph K. Dughman**, 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 **Joseph K. Dughman, Trustee of the Joseph K. Dughman Living Trust, established by the Revocable Trust Agreement of Joseph K. Dughman dated April 14, 2023**, as amended and restated from time to time, and to his 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 14th day of April, 2023.

Joseph K. Dughman

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 Joseph K. Dughman, 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 14th day of April, 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. 55 on the Map of the Oriental Golf Club Subdivision, Section No. 1, not of record, as described according to a copy of a survey thereof made December 17, 1938, by Z.J. Wilkinson, Surveyor as follows:

Beginning at a point with in the southerly margin of Grandview Drive 166 the feet White east of the southeast intersection of said Drive and the Granny White Pike; thence with the margin of said Drive, easterly 75 feet to the common corner of Lots Nos. 55 and 56; thence with the line between said lots southerly 201.5 feet to a point; thence westerly 98 feet to a point; thence northerly 202.5 feet to the point of beginning.

Being the same property conveyed to Joseph K. Dughman, by deed from Joseph D. Johnson, Jr. and wife, Florence B. Johnson, of record in Book 5127, page 847, Register's Office for Davidson County, Tennessee.

This is improved property known as 1117 Grandview Drive, Nashville, Tennessee 37204.

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 4/14/23.

4/14/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of April, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

