Karen Johnson Davidson County
Batch# 1006134 DEEDQC
05/22/2023 11:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230522-0038370

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Katherine Mary Tennant
Affiant

Subscribed and sworn to before me, this 9th day of May, 2023.

Notary Public

My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Katherine Mary Tennant, Trustee 6581 Frye Lane Hermitage, Tennessee 37076	SAME	074 16 0A 092.00co

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, **Katherine Mary Tennant,** 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 **Katherine Mary Tennant, Trustee of the Katherine Mary Tennant Living Trust, established by the Revocable Trust Agreement of Katherine Mary Tennant dated May 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 May, 2023.

Katherine Mary Tennant

Katherine Mary Tennant

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 Katherine Mary Tennant, 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 May, 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. 92 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Katherine Mary Tennant by deed from Parkhaven Communities, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20220208-0014491, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. The Plan of record in Instrument No. 20200527-0054555, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

2. Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and By-Laws appended thereto of record in Instrument No. 20210401-0042733, Register's Office for Davidson County, Tennessee.

3. Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.

5. Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022- 0104460 and Instrument No. 20200923-0109241, Register's Office for Davidson County, Tennessee.

7. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.

8. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Instrument No. 20201023-0123409, Register's Office for Davidson County, Tennessee. (Lot 26 of Phase 1).

9. Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

10. Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

Katherine Mary Tennant and Katherine Tennant are one and the same person.

This is improved property known as 6581 Frye Lane, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Charles Nelson IV, 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 5/9/23.

5/9/23
Date

Charles Nelson IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

