Karen Johnson Davidson County
Batch# 1011244 DEEDQC
06/05/2023 02:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230605-0042506

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF Florida)
COUNTY OF Orange)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Ellen H Roddy
AFFIANT

Subscribed and sworn to before me this 1 **day of** June **, 2023.**

Notary Public State of Florida
Charles W. Cramer
My Commission
HH 183884
Exp.10/25/2025

Notary Public

My Commission Expires:_____

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Ellen H. Roddy and Henry C. Hartman, III, tenants in common 925 North Westmoreland Drive Orlando, Florida 32804	-SAME-	130 07 0 063.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Ellen H. Roddy, Trustee of the Emily Y. Hartman Living Trust dated August 18, 2010** (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the termination and distribution of the Trust upon the death of its grantor, hereby releases, remises and quitclaims unto **Ellen H. Roddy and Henry C. Hartman, III, as equal tenants in common,** their respective heirs and assigns, all right, title and interest of the Trust in and to a certain parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 the 1 day of June, 2023.

EMILY Y. HARTMAN LIVING TRUST

By: Ellen H Roddy
Ellen H. Roddy, Trustee

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen H. Roddy, Trustee of the Emily Y. Hartman Living Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of June, 2023.

My Commission Expires: _____

Notary Public

Notary Public State of Florida
Charles W. Cramer
My Commission
HH 183884
Exp.10/25/2025

EXHIBIT A

Legal Description

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

Being the southerly 180 feet of lot No. 182 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103, Register's Office for said County, and also being shown on the map of a re-subdivision of a part of Royal Oaks Subdivision, as of record in book 974, pages 4 and 5 said Register's Office. Said part of lot No. 182 fronts 180 feet on the westerly side of Lynwood Blvd, and runs back between lines 314.5 feet on the southerly line and 358 feet, more or less on the northerly line to a dead line, measuring 174.1 feet thereon.

Being the same property conveyed to Emily Y. Hartman and/or Ellen H. Roddy, Trustees of the Emily Y. Hartman Living Trust, established by the Revocable Trust Agreement of Emily Y. Hartman, dated August 18, 2010, by deed from Emily Y. Hartman, of record as Instrument No. 20100915-0073313, Register's Office for Davidson County, Tennessee.

Emily Y. Hartman died on May 31, 2022. Upon her death, Ellen H. Roddy became the sole Trustee of the Emily Y. Hartman Living Trust dated August 18, 2010.

This conveyance is made subject to restrictive covenants of record in Book 1555, page 531, said Register's Office.

This is improved property known as 707 Lynnwood Boulevard, 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 June 1, 2023.

June 1, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1ST day of June, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

