Karen Johnson Davidson County
Batch# 1012626 DEEDQC
06/08/2023 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230608-0043745

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Mark D. Iafrati, Trustee, Affiant<br><br>Subscribed and sworn to before me, this ~~signingdate~~ 24TH day of March, 2023.<br><br>Notary Public<br>My Commission Expires: 11/2/26 |

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Mark D. Iafrati and/or<br>Jane Freedman, Trustees<br>1077 Lynnwood Blvd.<br>Nashville, Tennessee 37215 | SAME | 144-03-0-012. 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, **Mark D. Iafrati and wife, Jane Freedman**, 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 **Mark D. Iafrati and/or Jane Freedman, Trustees of the Mark Iafrati & Jane Freedman Living Trust, established by the Revocable Trust Agreement of Mark D. Iafrati and Jane Freedman dated March 24, 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 ~~signingdate~~ 24TH day of March, 2023.

**Mark D. Iafrati**

**Jane Freedman**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark D. Iafrati and Jane Freedman, 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 ~~signingdate~~ 24TH day of March, 2023.

My Commission Expires: _____

CHARLES NELSON LEE
NOTARY PUBLIC
STATE OF TENNESSEE
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 27 on the Plan of Chickering Hills, Section One of record in Plat Book 2331, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark D. Iafrati and wife, Jane Freedman by deed from Julie T. Stein, Trustee of the Julie T. Stein Living Trust dated September 2, 2004, of record as Instrument No. 20201218-0150016, Register's Office for Davidson County, Tennessee.

Jane Freedman and Jane E. Freedman are one and the same person.

This is improved property known as 1077 Lynnwood Blvd., Nashville, Tennessee 37215.

## 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 3/24/23.

3/24/23
**Date**

**Charles Nelson IV**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 23rd day of March, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

