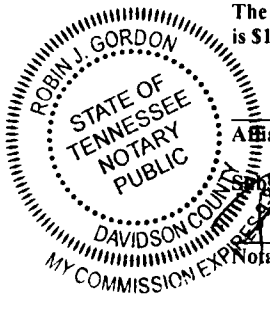
Prepared by:
Gordon Law Group, PLC
105 Westpark Drive, Ste. 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1.



Affiant

Subscribed and sworn to before me, this 5th day of June, 2023.

Notary Public

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
Christopher Matthew Sobey and. Jenna Helmer Sobey, Trustees of the Sobey Family Trust dated June 5, 2023	Same	118-1-405.00

Karen Johnson Davidson County
Batch# 1014004 DEEDQC
06/12/2023 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230612-0044632

QUITCLAIM DEED

For and in consideration of sum TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christopher Matthew Sobey and Jenna Michelle Helmer Sobey, husband and wife, hereinafter called "Grantors," have bargained and sold, and by these presents does transfer and convey unto Christopher Matthew Sobey and Jenna Helmer Sobey, trustees of the Sobey Family Trust dated June 5, 2023, hereinafter called "Grantees," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being part of Lot No. 10 on the Map of the Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, Page 25, Register's Office for said County.

Beginning at a point in the Southerly margin of Montrose Avenue, the common corner of Lots 10 and 11; thence with the line between said lots, Southwardly 139 feet 4 inches, more or less, to the Northerly margin of a part of said lot conveyed to Lillian M. Hargrove by deed of record in Book 699, Page 571, Register's Office for Davidson County, Tennessee; thence with Hargrove's Northerly line Eastwardly 43.5 feet, more or less, to Hargrove's Northeasterly corner; thence with her Easterly line Southwardly 26 feet, more or less, to the Southerly line of Lot 10; thence with same, Eastwardly 24 feet, more or less, to the common corner of Lots 9 and 10; thence with the line between said lots, Northwardly 161 feet to the Southerly margin of Montrose Avenue; thence with the same, Westwardly 60 feet to the point of beginning.

Being the same property conveyed to Christopher Matthew Sobey and Jenna Michelle Helmer Sobey, husband and wife, by deed from Magness Group, Inc., dated November 13, 2014, recorded November 17, 2014, in Instrument No. 2014117-0105893, Register's Office for Davidson County, Tennessee

This is improved property known as **811 Montrose Ave., Nashville, TN 37204**.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of June, 2023.

Christopher Matthew Sobey, Grantor

Jenna Michelle Helmer Sobey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chrisopher Matthew Sobey**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of June, 2023.

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-9-2025

NOTARY PUBLIC
My Commission Expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jenna Michelle Helmer Sobey**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of June, 2023.

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-9-2025

NOTARY PUBLIC
My Commission Expires _____

Certificate of Authenticity

I, Robin Gordon, 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 6/5/2023.

Date

Affiant Signature

6/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of June, 2023.

Notary's Signature

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 12/19/2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)