Karen Johnson Davidson County
Batch# 1018389 DEEDQC
06/23/2023 02:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230623-0048013

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-- Carolyn Ann Yates Rambo Affiant Subscribed and sworn to before me, this 23rd day of June, 2023. Lindsay Hamada Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Carolyn Ann Yates Rambo, Trustee P.O. Box 158496 Nashville, Tennessee 37215	SAME	116 08 0 108.00

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, **Carolyn Ann Yates Rambo**, 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 **Carolyn Ann Yates Rambo, Trustee of the Carolyn Ann Yates Rambo Living Trust,** established by the Revocable Trust Agreement of Carolyn Ann Yates Rambo dated November 6, 2019, 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 23rd day of June, 2023.

Carolyn Ann Yates Rambo

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 Carolyn Ann Yates Rambo, 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 23rd day of June, 2023.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

EXHIBIT A

Legal Description

Being Lot No. 1 of Block "C" on the map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County, described as follows:

Beginning on the southerly margin of Dartmouth Lane at the common corner of lots No, 1 and 2; thence with the line between said two lots, 1, 2, 20 and 21; thence with the line between lots Nos. 1 and 21, eastwardly 95,7 feet to the westerly margin of Estes Avenue; thence with the westerly margin of said Avenue, northwardly 252.3 feet to the beginning of a curve, thence around said curve in a northwestwardly direction 31.3 feet to the southerly margin of Dartmouth Lane; thence with the southerly margin of said Lane, westwardly 73 feet to the point of beginning.

Being the same property conveyed to Carolyn Ann Yates by deed from David R. Yates and wife, Doris Yates, of record in Book 10555, page 348, Register's Office for Davidson County, Tennessee.

Carolyn Ann Yates Rambo and Carolyn Ann Yates are one and the same person.

This is improved property known as 3801 Dartmouth Avenue, Nashville, Tennessee 37215.

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 23, 2023.

June 23, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

