Karen Johnson Davidson County
Batch# 1026516 DEEDQC
07/14/2023 10:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230714-0054073

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 11-22-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Marjorie R. Kantz
Affiant

Subscribed and sworn to before me, this 30th day of June, 2023.

Notary Public

My Commission Expires: 11/22/26

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Marjorie Rebecca Kantz, Trustee 4400 Belmont Park Terrace, Apartment 171 Nashville, Tennessee 37215	SAME	131 03 0C 171.00

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, **Marjorie Rebecca Kantz**, 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 **Marjorie Rebecca Kantz, Trustee of the Marjorie Rebecca Kantz Living Trust, established by the Revocable Trust Agreement of Marjorie Rebecca Kantz dated June 30, 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 30th day of June, 2023.

Marjorie B. Kantz

Marjorie Rebecca Kantz

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 Marjorie Rebecca Kantz, 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 30th day of June, 2023.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

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

Being Unit No. 171 on the Plan of Section Five Arden Place, as of record in Plat Book 4955, page 41, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Marjorie Rebecca Kantz, by deed from Leslie H. Bird, of record as Instrument No. 20050503-0049533, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Current year taxes which have been prorated and assumed by the Grantee.

2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, supplemental in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, and in Book 5514, page 636, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Dedication of common area to Arden Place Home Owners Association, Inc of record in Book 5091, page 725, corrected in Book 5094, page 50 I, Register's Office for Davidson County, Tennessee.

4. Charter of Incorporation of Arden Place Homeowners Association, Inc. of record in Book 4749, page 635, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the Plan of record as Book 4955, page 41, Register's Office for Davidson County, Tennessee.

6. Declaration of Boundary Line recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace, Apartment 171, 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 6/30/23.

6/30/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of June, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

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