Karen Johnson Davidson County
Batch# 1027233 DEEDQC
07/18/2023 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230718-0055136

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--. Affiant Subscribed and sworn to before me, this 18th day of July, 2023. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Nicholas L. Paul and/or Pamela Dixon Paul, Trustees 107 Wentworth Avenue Nashville, Tennessee 37215	SAME	116 16 0B 004.00

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

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, **Nicholas L. Paul and wife, Pamela Dixon Paul,** 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 **Nicholas L. Paul and/or Pamela Dixon Paul, Trustees of the Nicholas & Pamela Paul Living Trust, established by the Revocable Trust Agreement of Nicholas L. Paul and Pamela Dixon Paul dated March 5, 2021**, 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 18th day of July, 2023.

Nicholas L. Paul

Pamela Dixon Paul

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 Nicholas L. Paul and Pamela Dixon Paul, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of July, 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

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of the Second Revision of The Iroquois of Nashville, of record in Plat Book 6900, Pages 61 & 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicholas Paul and Pamela Paul, husband and wife, by deed from Donald F. Rochford and wife, Caroline B. Rochford, of record as Instrument No. 20210331-0042096, Register's Office for Davidson County, Tennessee.

Nicholas L. Paul and Nicholas Paul are one and the same person. Pamela Dixon Paul and Pamela Paul are one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1 Current year's State and County taxes, which have been assumed by the Grantees;
2. Liability as to taxes resulting from supplemental, revised, or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.;
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision of the Iroquois of Nashville, as recorded in Plat Book 6900, Page(s) 61 and 62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6657, Page 683, Book 6684, Page 243, Book 6820, Page 732, Book 7042, Page 123, Book 7523, Page 828, and Instrument No. 20190214-0013903, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
5. Charter of Homeowners Association recorded in Book 7661, Page 875 and Book 8209, Page 304;
6. Easement for Sewer, recorded in Book 3432, Page 467, Book 4159, Page 136, Book 4197, Page 385, Book 4154, Page 230 and Book 4154, Page 212;
7. Easement for Ingress/Egress, recorded in Book 2028, Page 234;
8. Easement for Storm Water Detention, recorded in Book 6400, Page 650;
9. Conveyance for Water/Sewerage Services recorded in Book 7154, Page 332 and Book 7154, Page 407;
10. Conveyance to Homeowners Association for reserved Parcel and Right of Way recorded in Book 8853; Page 662; and
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This is improved property known as 107 Wentworth 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 July 18, 2023.

July 18, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of July, 2023.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

