Karen Johnson Davidson County
Batch# 1032718 DEEDQC
07/31/2023 01:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230731-0058911

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-- J. Randall Wyatt, III Affiant Subscribed and sworn to before me, this 23rd day of July, 2023. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
J. Randall Wyatt, Jr., et al., Trustees 6313 Harding Road Nashville, Tennessee 37205	SAME	Map 129 08 0 Parcel 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, **J. Randall Wyatt, Jr.**, 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

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 **J. Randall Wyatt, Jr. and James R. Wyatt III, and Vincent P. Wyatt, Trustees of the J. Randall Wyatt, Jr. Living Trust, established by the Revocable Trust Agreement of J. Randall Wyatt, Jr. dated July 23, 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 my hand this 23rd day of July, 2023.

J. Randall Wyatt, Jr.

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 J. Randall Wyatt, Jr., 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 July, 2023.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 10, on the plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 10, fronts 266.0 feet on the southeasterly margin of U.S. Highway 70 S., also known as Harding Road, and extends back between parallel lines 335.0 feet to a dead line in the rear, measuring 266.0 feet thereon.

Being the same property conveyed to J. Randall Wyatt, Jr. and wife, Karolyn E. Wyatt, by deed from Bailey H. Scott and wife, Angelena Scott, of record in Book 4941, page 552, Register's Office for Davidson County, Tennessee.

Karolyn E. Wyatt died on February 23, 2022

This is improved property known as 6313 Harding Road, Nashville, Tennessee 37205.

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 23, 2023.

July 31, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31ST day of July, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

