Karen Johnson Davidson County
Batch# 1032768 DEEDQC
07/31/2023 02:43:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230731-0058989

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--. Barbara L. Stanley Affiant Subscribed and sworn to before me, this 27nd 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:
Barbara L. Stanley, Trustee, et al. 1318 Harding Place Nashville, Tennessee 37215	SAME	118 10 0 180.00 118 11 0 038.00 131 11 0 014.00 132 05 0 143.00 132 15 0 030.00 162 03 0 120.00 162 05 0 150.00 180 04 0A 022.00

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, **Barbara L. Stanley**, 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 **Barbara L. Stanley, Sylvia Ann Starr and Lolita Lunati Hays, Trustees of the Barbara L. Stanley Living Trust, established by the Revocable Trust Agreement of Barbara L. Stanley dated April 15, 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of July, 2023.

Barbara L. Stanley

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 Barbara L. Stanley, 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 22nd day of July, 2023.

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2026

My Commission Expires: _____

Notary Public

EXHIBIT A
Legal Descriptions

Barbara Stanley, Barbara F. Stanley, Barbara L. Stanley, Barbara Lunati Stanley, Barbara Faye Lunati and Barbara Lunati are one and the same person.

Peter John Lunati, also known as Pete Lunati, died on June 3, 1994.

118 10 0 180.00
3501 Crestridge Drive, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Longview Manor, Sections 1 and 2, of record in Plat Book 1424, page 127, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Barbara F. Stanley by deed from G. Howard Doty, Trustee, of record as Instrument No. 20050706-0077463, Register's Office for Davidson County, Tennessee.

This conveyance is subject: t:o (a) Current year's State and County taxes, which have been assumed by the Grantee, and (b) all matters appearing on the plan of record in Book 1424, page 127, said Register's Office.

This is improved property known as 3501 Crestridge Drive, Nashville, Tennessee 37204.

---

118 11 0 038.00
2826 Azalea Place, Nashville, Tennessee 37204

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

Being Lot No. 7 of Block "C" on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 7 fronts 74 feet on the easterly side of Azalea Place and runs back between parallel lines 131 feet to a dead line.

Being the same property conveyed to Pete Lunati and wife, Barbara Lunati, by deed from Randy Lynn Scruggs and wife, Sandra Diane Scruggs, of record in Book 7357, page 260, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the Plan of record in Book 1130, page 36, said Register's Office.

This is improved property known as 2826 Azalea Place, Nashville, Tennessee 37204.

---

131 11 0 014.00
1318 Harding Place, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section I, Seven Hills, as of record in Book 2133 pages 81 and 82, Register's Office for said County.

Said Lot No. 55 fronts 210 feet on the north side of Harding Place and runs back between lines 225 feet on the east line and 292 feet on the west line to a dead line in the rear on which it measures 220.3 feet.

Being the same property conveyed to Barbara Lunati Stanley by deed from Emmett Clinton Yokley, Jr., of record in Book 11237, page 730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2249, page 184, Register's Office for Davidson County, Tennessee.

This is improved property known as 1318 Harding Place, Nashville, Tennessee 37215.

---

132 05 0 143.00
4336 Coral Way, Nashville, Tennessee 37204

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

Being the West part of Lot "B" on the Plan of Joseph Kelso's Resubdivision of. Lots 23 and 24 Glendale Park, of record in Book 2330, page 3, Register's Office for said County.

Said part of lot fronts 99 feet on the east side of Park Avenue, Now General Bates Drive, and runs back between parallel lines 360 feet to a dead line.

Being the same property conveyed to Pete Lunati and wife, Barbara Faye Lunati, by deed from Warren W. Brown and wife, Mary Frances B. Brown, of record in Book 5170, page 192, Register's Office for Davidson County, Tennessee.

This is improved property known as 4336 Coral Way, Nashville, Tennessee 37204.

---

132 15 0 030.00
720 Elysian Fields Road, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being Lot No. 40 on the unrecorded map of Elysian Fields, Section One, and shown on a survey made by Z. J. Wilkinson, August 16, 1948, as follows:

Beginning at a point in the northerly margin of Elysian Fields Road at the corner of Lots Nos. 39 and 40, thence with the line between said lots northerly 335 feet to a point; thence westerly, around a slight curve, 90.9 feet to the corner of Lots No. 40 and 41, thence with the line between said lots southwesterly 335 feet to the northerly margin of Elysian Fields Road, thence with the margin of the same, easterly, around a slight curve, 175 feet to the beginning.

Being the same property conveyed to Barbara Lunati Stanley by deed from Summit Partners, LLC, a Tennessee limited liability company, and Jana Jacobs, now known as Jana McDaniel, of record as Instrument No. 20080828-0088399, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to the current year's State and County taxes, which have been assumed by the Grantee.

This is improved property known as 720 Elysian Fields Road, Nashville, Tennessee 37204.

---

162 03 0 120.00
284 Bart Drive, Antioch, Tennessee 37013

Land in Davidson County, Tennessee: being Lot No. 394 on the Plan of Antioch Park, Section 5, of record in Book 4460, page 58, Register's Office for said County.

Said Lot No. 394 fronts 77.0 feet on the northerly side of Bart Drive and runs back 186.5 feet on the easterly line and 168.0 feet on the westerly line to a rear line, on which it measures 75.16 feet.

Being the same property conveyed to Peter John Lunati and wife, Barbara Faye Lunati, by deed from Larry Lee Cooke and wife, Vicki Jane G. Cooke, of record in Book 4916, page 971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenant of record in Book 4562, page 949, and subject to provisions of the plan or record in Book 4460, Page 58, Register's Office for Davidson County, Tennessee showing an owners certificate, 30 foot minimum building set back line from Bart Drive and a 10 foot easement for public utility and drainage purposes along the rear line and a 2 1/2 x 30 foot utility anchor easement located on the southwesterly corner of said lot.

This is improved property known as 284 Bart Drive, Antioch, Tennessee 37013.

---

162 05 0 150.00
356 Ash Grove Drive, Nashville, Tennessee 37211

Land in Davidson County, Tennessee, being Lot 38, as shown on the Plan of Hickory Valley, Section 2-A, Nashville, Tennessee, of record in Book 4300, Page 111, Register's Office for said County, to which plan reference is here made for a more complete description of said property.

Being the same property conveyed to Barbara Stanley by deed from Bobby W. Morrison and wife, Annette T. Morrison, of record as Instrument No. 20030411-0048311, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions in Book 4522, Page 528, in Book 4570, page 493; Book 4630, page 548 and in Book 5967, page 773, all matters shown on the plan of record in Book 4300, page 111, Register's Office for Davidson County, Tennessee.

This is improved property known as 356 Ash Grove Drive, Nashville, Tennessee 37211.

---

180 04 0A 022.00
2028 Sherbrooke Lane, Nashville, Tennessee 37211

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Highland Creek, Section One, of record in Book 9700, Page 959 and 960, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Barbara L. Stanley by deed from Pete W. Harris d/b/a Harris Homes, of record as Instrument No. 20021121-0145030, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2028 Sherbrooke Lane, Nashville, Tennessee 37211.

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 22, 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)

