Karen Johnson Davidson County
Batch# 1032937 DEEDQC
08/01/2023 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230801-0059239

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, 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:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Sheila F. McCall, Trustee 501 N. Wilson Blvd. Nashville, TN 37205	SAME	103 04 0A 002.00

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, **Sheila F. McCall, Trustee of the Sheila F. McCall Living Trust, established by the Revocable Trust Agreement of Sheila F. McCall dated August 2, 2022**, 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, 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 **Sheila F. McCall, Trustee of the Sheila F. McCall Living Trust 2, established by the Revocable Trust Agreement of Sheila F. McCall dated July 18, 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 18th day of July, 2023.

Sheila F. McCall

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 Sheila F. McCall, 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 18th day of July, 2023.

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

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

Being Unit No. 4205-B of 4205 Utah, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 332, Page 61 and amended in Book 8250, Page 935, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sheila F. McCall, Trustee of the Sheila F. McCall Living Trust dated August 2, 2022, by deed from Sheila F. McCall., unmarried, of record in Instrument No. 20220803-0088332 dated August 2, 2022, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws of record in Book 10972, Page 82 and amended in Book 11023, Page 138; Book 9840, page 798; Book 332, Page 61; and Book 10972, Page 102, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 8250, Page 935, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 4205 B Utah Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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.

August 1, 2023
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1ST day of August, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

