Karen Johnson Davidson County
Batch# 1042917 DEEDQC
08/25/2023 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230825-0066677

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Diana Bain Mobley Diana Bain Mobley, Affiant Subscribed and sworn to before me, this 23rd day of August 2023. Mary Jackson Notary Public My Commission Expires: 11-3-2025 MARY JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of new owner:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Diana Bain Mobley 3618 Woodmont Boulevard Nashville, Tennessee 37215	Diana Bain Mobley 3618 Woodmont Boulevard Nashville, Tennessee 37215	117050B00100CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for $10.00 and other good and valuable consideration, Jeffrey Mobley remises, releases and quitclaims all of his right, title and interest in the tract or parcel of land described on Exhibit A attached hereto to Diana Bain Mobley, her heirs and assigns. Exhibit A is incorporated herein by this reference.

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.

After this conveyance, Diana Bain Mobley will own the subject property in fee simple absolute.

WITNESS my hand this 25th day of August, 2023.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of August, 2023.

My Commission Expires: _____

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

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

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

LAND, in Davidson County, Tennessee being Unit No. A, on the Plan of 833 Lynnbrook, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 200508190098782, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of 833 Lynnbrook as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 833 LYNNBROOK, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to Jeffrey Mobley and wife, Diana Bain Mobley, by deed from Mike Nixon, of record as Instrument No. 20050830-0103895, Register's Office for Davidson County, Tennessee.

This is improved property known as 3618 Woodmont Boulevard, 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 August 25, 2023.

August 25, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of August, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

