Karen Johnson Davidson County
Batch# 1043687 DEEDQC
08/29/2023 09:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230829-0067485

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--. Howard M. Sandler, Trustee, Affiant Subscribed and sworn to before me, this 21st day of August, 2023. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Howard M. Sandler and/or Diane B. Sandler, Trustees 131 Abbottsford Nashville, Tennessee 37215	SAME	117 13 0B 032.00

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, **Howard M. Sandler and wife, Diane B. Sandler**, 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 **Howard M. Sandler and/or Diane B. Sandler, Trustees of the Howard & Diane Sandler Living Trust, established by the Revocable Trust Agreement of Howard M. Sandler and Diane B. Sandler dated August 21, 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 our hands this 21st day of August, 2023.

Howard M. Sandler

Diane B. Sandler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard M. Sandler and Diane B. Sandler, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of August, 2023.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No.131, on the plan of Abbottsford, ofrecord in Plat Book 6250, pages 419-421, as amended in Book 6771, page 683, and Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Howard M. Sandler and wife, Diane B. Sandler by deed from Peter C. Lathrop and wife, Monique L. Lathrop, of record as Instrument No. 20010619-0064699, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the current year and subsequent years.
2. Plan of record in Plat Book 6250, page 419/421 and amended in Book 6771, page 683 said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 6537, page 303 and amended in Book 8106, page I, said Register's Office for Davidson County, Tennessee.
4. Surveyor's Certificate of Correction ofrecord in Book 6800, page 164, said Register's Office for Davidson County, Tennessee.
5. Reciprocal Easements and Restrictive Covenants of record in Book 64 78, page 177 and in Book 6530, page 242, said Register's Office for Davidson County, Tennessee.
6. Charter of Abbotsford HOA ofrecord in Book 6548, page 213, said Register's Office for Davidson County, Tennessee.

This is improved property known as 131 Abbottsford, 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 8/21/23.

8/21/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of August, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

