Karen Johnson Davidson County
Batch# 1043699 DEEDQC
08/29/2023 10:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230829-0067509

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--. Patty Diehl Affiant Subscribed and sworn to before me, this 4th day of August, 2023. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2025

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia Ann Pangle Diehl, Trustee 3816 Hilldale Drive Nashville, Tennessee 37215	SAME	117 09 0 094.00

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, **Patricia Ann Pangle Diehl**, 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 **Patricia Ann Pangle Diehl, Trustee of the Patricia Ann Pangle Diehl Living Trust, established by the Revocable Trust Agreement of Patricia Ann Pangle Diehl dated August 4, 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 4th day of August, 2023.

Patricia Ann Pangle Diehl

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 Patricia Ann Pangle Diehl, 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 4th day of August, 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 p:1rt of an unnumbered tract, marked "For Future Development" on the Plan of Woodmont Estates, Section No. 2 as of record in Book 1130, Page 99, Register's Office for said County, being the westerly 200 feet of Lot No. 43 on the Plan showing Subdivision of said tract described according to a survey made by W.W. Turner Company, Engineers, November 30, 1949, as follows:

BEGINNING on the easterly margin of Hilldale Drive, at the southwest corner of the property conveyed to David C. Underwood and wife, by deed from Third National Bank in Nashville, Trustee, et al, of record in Book 1810, Page 444, said Register's Office, being the corner of Lots Nos. 42 and 43; thence with the southerly line of Lots Nos. 42 and 41; eastwardly 200 feet; thence southwardly 102.3 feet, more or less, to the northerly line of Lot No. 44; thence with said line, westwardly 200 feet to the easterly margin of Hilldale Drive; thence with same, northwardly 105 feet to the beginning.

Being the same property conveyed to Kenneth G. Diehl, Jr. and wife, Patricia P. Diehl, by deed from John Mark Tipps and wife, Kimberli Joi Tipps, of record in Book 7997, page 737, Register's Office for Davidson County, Tennessee.

Patricia Ann Pangle Diehl and Patricia P. Diehl are one and the same person.

Kenneth G. Diehl, Jr. died on February 20, 2018.

This is improved property known as 3816 Hilldale Drive, 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 8/4/23.

8/4/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of August, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

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