Karen Johnson Davidson County
Batch# 1046632 DEEDQC
09/06/2023 11:58:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20230906-0069877

FROM:

MATTHEW ALLEN HALE AND J. GREGORY HALE, TENANTS IN COMMON

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

MATTHEW ALLEN HALE AND WIFE, XING LIU, AS TENANTS BY THE ENTIRETY

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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.

Matt Hale
Affiant

Subscribed and sworn to before me, this 24th day of August, 2023.

Lindsay Hamada
Notary Public

My Commission Expires:

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

Address New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Matthew Allen Hale and wife, Xing Liu 2525 Blair Boulevard Nashville, Tennessee 37212	SAME	104 11 0 316.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, we, Matthew Allen Hale and J. Gregory Hale, tenants in

common, hereby give, remise, release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tracts of land described on Exhibit A attached hereto. 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.

And now, I, the said Jeffrey Mobley, Trustee, do hereby give, remise, release and quitclaim unto Matthew Allen Hale and wife, Xing Liu, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 24th day of August, 2023.

Matthew Allen Hale

J. Gregory Hale

Jeffrey Mobley, Trustee

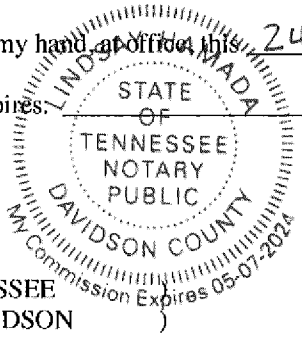
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 24th day of August, 2023.

My Commission Expires: _____

Lindsay Hamada
Notary Public



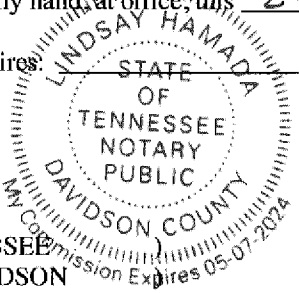
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 24th day of August, 2023.

My Commission Expires: _____

Lindsay Hamada
Notary Public



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 he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 2023.

My Commission Expires: _____

Lindsay Hamada
Notary Public

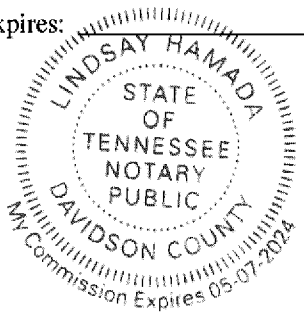


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Easterly 47 1/2 feet of Lot No. 88 on the Plan of Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts 47 1/2 feet on the Southerly margin of Blair Boulevard and extends back between parallel lines 160.5 feet to the Northerly line of Lot No. 75 in said Subdivision.

Being the same property conveyed to Matthew Allen Hale and J. Gregory Hale by deed from Clayton Petty Rhodes, of record as Instrument No. 20200720-0079449, Register's Office for Davidson County, Tennessee.

This is improved property known as 2525 Blair Boulevard, Nashville, Tennessee 37212.

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 24, 2023

September 1, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1ST day of September, 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