Karen Johnson Davidson County
Batch# 1046637 DEEDQC
09/06/2023 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230906-0069883

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--. Affiant Subscribed and sworn to before me, this 24th day of August, 2023. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Philip C. Teague and Mary Patricia Barrett-Teague, Trustees 808 Onslow Way Nashville, Tennessee 37221	SAME	DAVIDSON COUNTY: 141 15 0D 194.00 CO HICKMAN COUNTY: 071N B 001.01

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, **Philip C. Teague and wife, Mary Patricia Barrett-Teague**, 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 **Philip C. Teague and Mary Patricia Barrett-Teague, Trustees of the Philip & Mary Patricia Teague Living Trust, established by the Revocable Trust Agreement of Philip C. Teague and Mary Patricia Barrett-Teague dated August 24, 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 24th day of August, 2023.

Philip C. Teague

Mary Patricia Barrett-Teague

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip C. Teague and Mary Patricia Barrett-Teague, 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 24th 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 Descriptions

DAVIDSON COUNTY:
141 15 0D 194.00 CO

Land in Davidson County, Tennessee, Being Lot No. 194 on the Plan of Phase III-D, "Sheffield" on the Harpeth, of record in Book 7900, Page(s) 710 and 712, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip C. Teague and wife, Mary Patricia Barrett Teague, by deed from Frank J. Papa and wife, Tracy E. Papa, of record in Book 10775, page 350, Register's Office for Davidson County, Tennessee.

Mary Patricia Barrett-Teague and Mary Patricia Barrett Teague are one and the same person.

This is improved property known as 808 Onslow Way, Nashville, Tennessee 37221.

HICKMAN COUNTY:
071N B 001.01

Lying and being situated in the 1st Civil District of Hickman County, Tennessee and being more particularly bounded and described as shown on the Tax Books as Map 071-N, Group B, Parcel 001.01.

Beginning at a stake in the East edge of State Highway #48, the Northwest corner of Loveless, now Lancaster Lot and running with Lancaster Eastward 1'60 feet to his Northeast corner then West parallel to Highway #48, 100 feet to a stake; thence West parallel to the first call 160 feet to a stake in the East edge of the right-of-way of State highway #48; and with the same South 100 feet to the beginning.

Being the same property conveyed to Phil C. Teague and Mary P. Barrett-Teague, husband and wife, by deed from Terry G. Hudgins and Connie S. Hudgins, husband and wife, of record in Book 36, page 9014, Register's Office for Hickman County, Tennessee.

Philip C. Teague and Phil C. Teague are one and the same person. Mary Patricia Barrett-Teague and Mary P. Barrett-Teague are one and the same person.

This is improved property known as 2402 Highway 48 North, Nunnelly, Tennessee 37137.

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 4 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