Karen Johnson Davidson County
Batch# 1049347 DEEDQC
09/13/2023 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230913-0071783

THIS INSTRUMENT PREPARED BY: **Hunter R. 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--. Joshua Borders, Trustee, Affiant Subscribed and sworn to before me, this 16th day of August, 2023. Notary Public My Commission Expires:

ALISHA M. SHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Joshua Borders and/or Sara Borders, Trustees 110 Balleroy Dr. Brentwood, TN 37027	SAME	158-11-0-059.00

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, **Joshua Borders and wife, Sara Borders**, 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 **Joshua Borders and/or Sara Borders, Trustees of the Joshua & Sara Borders Living Trust, established by the Revocable Trust Agreement of Joshua Borders and Sara Borders dated August 16, 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 16th day of August, 2023.

Joshua Borders

Sara Borders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Borders and Sara Borders, 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 16th day of August, 2023.

My Commission Expires: _____

ALICE M. BOHANNON
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 Lot(s) 5, as shown on the map entitled Balleroy Subdivision, of record in Instrument No. 20000620-0061336, corrected by Surveyor's Certificate of Correction in Instrument No. 20010418-0038197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Sara Borders and Joshua Borders, wife and husband, by deed from Daniel G. Hutts and Melissa K. Hutts, husband and wife, of record as Instrument No. 20221005-0109845, Register's Office for Davidson County, Tennessee.

This is improved property known as 110 Balleroy Dr., Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 8/16/23.

8/16/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of August, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

