Karen Johnson Davidson County
Batch# 1052466 DEEDQC
09/21/2023 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230921-0074246

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Shirley Ann Frazier West
Affiant

Subscribed and sworn to before me, this 19th day of September, 2023.

Alice M. Bohannon
Notary Public

My Commission Expires: _____

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Shirley Ann Frazier West, Trustee 4400 Belmont Park Terrace #134 Nashville, Tennessee 37215	SAME	131 03 0B 134.00

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, **Shirley Ann Frazier West,** 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 **Shirley Ann Frazier West, Trustee of the Shirley Ann Frazier West Living Trust, established by the Revocable Trust Agreement of Shirley Ann Frazier West dated September 19, 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 19th day of September, 2023.

Shirley Ann Frazier West

Shirley Ann Frazier West

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 Shirley Ann Frazier West, 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 19th day of September, 2023.

My Commission Expires: _____

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

Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

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

Being Building Site 134 on the Plan of Arden Place; Section Two, of record in Book 4675, page 119, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley Ann Frazier West, unmarried, by deed from Jeanne T. Ginnaven, unmarried, of record as Instrument No. 20161107-0117808, Register's Office for Davidson County, Tennessee.

Shirley Ann Frazier West and Shirley Ann Frazier-West are one and the same person.

This is improved property known as 4400 Belmont Park Terrace #134, Nashville, Tennessee 37215.

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 9/19/23.

9/19/23
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of September, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

