Karen Johnson Davidson County
Batch# 1053283 DEEDQC
09/22/2023 01:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230922-0074691

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--. Nancy D. Brock Affiant Subscribed and sworn to before me, this 8th day of August, 2023. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number
Nancy D. Brock, Trustee 26 Lexington Green Nashville, Tennessee 37215	SAME	119 11 0 065.00 131 01 0J 008.00 CO 133 02 0 060.00 133 02 0 076.00 133 03 0 098.00

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, **Nancy D. Brock**, 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 **Nancy D. Brock, Trustee of the Nancy D. Brock Living Trust, established by the Revocable Trust Agreement of Nancy D. Brock dated August 8, 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of August , 2023.

Nancy D. Brock

Nancy D. Brock

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 Nancy D. Brock, 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 8th day of August , 2023.

JEFFREY MOBLEY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2026

My Commission Expires:

Notary Public

EXHIBIT A
Legal Description

119 11 0 065.00
2608 Live Oak Road, Nashville, Tennessee 37210

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy D. Brock by deed from Ashley B. Spilker and Joshua A. Spilker, wife and husband, of record as Instrument No. 20161006-0106084, Register's Office for Davidson County, Tennessee.

This is improved property known as 2608 Live Oak Road, Nashville, Tennessee 37210.

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131 01 0J 008.00 CO
26 Lexington Green, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being Lot No 8 on the Plan of Lexington Green of record in Book 6900, page 198, corrected in Book 7501, page 786, Register's Office for said County.

Said Lot No. 8 fronts 72.00 feet on the southerly margin of Lexington Green and extends back 100.01 feet on the westerly line and 99.99 feet on the easterly line to a dead line in the rear, measuring 72.00 feet thereon.

Being the same property conveyed to Nancy Draper Brock by deed from Howard Dyer, IV and spouse, Katie S. Dyer, and Lawrence B. Stone and spouse, Linda B. Stone, of record as Instrument No. 20020619-0074231, Register's Office for Davidson County, Tennessee.

Nancy D. Brock and Nancy Draper Brock are one and the same person.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantee; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 198 as corrected by Surveyors Certificate of correction of record in Book 7501, page 786, said Register's Office, which Plan shows a 20 foot minimum building setback line from Lexington Green, together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 7118, page 21, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 26 Lexington Green, Nashville, Tennessee 37215.

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133 02 0 060.00
246 Thuss Avenue, Nashville, Tennessee 37211

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Pleasant View Subdivision, being part of Lots 6 and 7 of the Hinchey Petway Lands, of record in Plat Book 1130, Page 43, 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 Lot No. 24 fronts 54 feet on the Northerly side of Thuss Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed Nancy D. Brock by deed from Patricia C. Couey, of record as Instrument No. 20171019-0107127, and further corrected by Scrivener's Affidavit and Certificate of Correction of record as Instrument No. 20180129-0009102, Register's Office for Davidson County, Tennessee.

This is improved property known as 246 Thuss Avenue, Nashville, Tennessee 37211.

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133 02 0 076.00
245 Thuss Avenue, Nashville, Tennessee 37211

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Pleasant View Subdivision of record in Book 1130, page 43, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy D. Brock by deed from Teresa J. Hoppe, Executrix under The Last Will and Testament of Sandra Joy Rowland, deceased, of record as Instrument No. 20140324-0023780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantee; The Plan, with Owner's Certificate, of record in Book 1130 Page 43, said Register's Office, which Plan shows a 35 foot minimum building setback line from Thuss Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property known as 245 Thuss Avenue, Nashville, Tennessee 37211.

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133 03 0 098.00
3212 Colby Drive, Nashville, Tennessee 37211

Being Lot No. 8 on the Plan of Glencoe Acres, Section III, as of record in Book 2330, Page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 81 feet on the easterly side of Colby Drive and runs back on the northerly line 211.3 feet and on the southerly line 210.4 feet to a dead line in the rear on which is measures 81 feet.

Being the same property conveyed to Nancy D. Brock by deed from T.W. Shumate, Jr., of record as Instrument No. 20150312-0021189, Register's Office for Davidson County, Tennessee.

The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plan of Glencoe Acres, Section III, of record at Plat Book 2330, Page 28, Register's office for Davidson County, Tennessee.

This is improved property known as 3212 Colby Drive, Nashville, Tennessee 37211.

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 8/8/23.

8/8/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of August, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

