Karen Johnson Davidson County
Batch# 1060061 DEEDQC
10/12/2023 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231012-0080088

**THIS INSTRUMENT PREPARED BY:**
**Jeffrey Mobley, atty.**
**Mobley & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4444**

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Joan L Cherry
Affiant

Subscribed and sworn to before me, this 3rd day of October, 2023.

Notary Public

My Commission Expires: 11/2/26

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Joan L. Cherry, Trustee<br>2240 Chickering Lane<br>Nashville, Tennessee 37215 | SAME | 144 10 0 025.00 |

## 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, **Joan L. Cherry**, 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 **Joan L. Cherry, Trustee of the Joan L. Cherry Living Trust, established by the Revocable Trust Agreement of Joan L. Cherry dated October 3, 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 3rd day of October, 2023.

Joan L. Cherry

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 Joan L. Cherry, 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 3rd day of October, 2023.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

## EXHIBIT A

### Legal Description

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

BEING LOT NO. 33 ON THE PLAN OF CHICKERING VALLEY, AS OF RECORD IN BOOK 2331, PAGES 121, 122 AND 123, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 33 FRONTS 176 FEET ON THE EAST SIDE OF CHICKERING LANE AND RUNS BACK 579.1 FEET ON THE NORTH LINE AND 544.4 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 174.6 FEET.

Being the same property conveyed to Joan L. Cherry by deed from Joan L. Cherry and Palmer C. Duffey, of record as Instrument No. 201801209-0013332, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is improved property known as 2240 Chickering Lane, Nashville, Tennessee 37215.

# 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 10/3/23.

10/3/23
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 3rd day of October, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

