Karen Johnson Davidson County
Batch# 1064071 DEEDQC
10/23/2023 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231023-0083008

THIS INSTRUMENT PREPARED BY:

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

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--.

John W. Macey, Jr.
Affiant

Subscribed and sworn to before me, this 13th day of October, 2023.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John W. Macey, Jr. and/or Cheryl W. Macey, Trustees 3712 Wimbledon Road Nashville, Tennessee 37215	SAME	116 08 0 180.00

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, **John W. Macey, Jr. and wife, Cheryl W. Macey**, 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 **John W. Macey, Jr. and/or Cheryl W. Macey, Trustees of the MACEY LIVING TRUST, established by the Revocable Trust Agreement of John W. Macey, Jr. and Cheryl W. Macey dated October 13, 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 13th day of October, 2023.

John W. Macey, Jr.

Cheryl W. Macey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Macey, Jr. and Cheryl W. Macey, 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 13th 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 2, FINAL PLAT, THE UNRECORDED PLAT OF LOT 32-35, BLOCK "A", WOODMONT ACRES, as shown on plat of record in Instrument No. 20140527-0045180, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. Macey, Jr. and wife, Cheryl W. Macey by deed from Camie M. Rodan and Michael S. Rodan, wife and husband, of record as Instrument No. 20191202-0123585, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in appropriate public record.

County of Davidson taxes for the current year and thereafter, not yet due and payable.

Liability as to pursuant taxes from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.·

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, THE UNRECORDED PLAT OF LOT 32-35, BLOCK "A", WOODMONT ACRES as recorded in Instrument in No. 20140527-0045180 and Boundary Survey recorded at Instrument No. 20130709-0070915.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20140414-0030891.

John W. Macey, Jr. and John Witherspoon Macey Jr. are one and the same person. Cheryl W. Macey and Cheryl Walton Macey are one and the same person.

This is improved property known as 3712 Wimbledon Road, 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 10/13/23.

10/13/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of October, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

