Karen Johnson Davidson County
Batch# 1068800 DEEDQC
11/06/2023 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231106-0086754

THIS INSTRUMENT PREPARED BY:

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

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 31st day of October, 2023.

Notary Public

My Commission Expires: _____

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Coleman Robert Perry, Jr., Trustee 123 Harpeth Trace Summit Nashville, Tennessee 37221	SAME	143 03 0D 123.00 CO

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, **Coleman Robert Perry, Jr.**, 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 **Coleman Robert Perry, Jr., Trustee of the Coleman Robert Perry, Jr. Living Trust, established by the Revocable Trust Agreement of Coleman Robert Perry, Jr. dated October 31, 2023**, as amended and restated from time to time, and to his 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 31st day of October, 2023.

Coleman Robert Perry, Jr.

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 Coleman Robert Perry, Jr., 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 31st day of October, 2023.

My Commission Expires: _____

JEFFREY MOBLEY
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 Unit No. 123 on the plan of Revised Plan, Harpeth Trace Highrise, Condominium Apartments, of record in Book 5050, Page 47, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, Page 751 and amended in Instrument No. 20201022-0122867, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Coleman Robert Perry, Jr. by deed from Emily C. Turner n/k/a Emily Brown, of record as Instrument No. 20230222-0012407, 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 the appropriate public record.

Taxes and assessments for the current year and subsequent years, which have been assumed by the Grantee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan, Harpeth Trace Highrise, Condominium Apartments, as recorded in Book 5050, Page 47.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harpeth Trace Condominiums of record in Book 5116, Page 751, as amended by instrument(s) of record in Instrument No. 20201022-0122867; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 5120, Page 918; C01Tected in Book 5182, Page 767 and Amended in Book 5182, Page 769.

Easement for Water Mains and Appurtenances, recorded in Book 5142, Page 690 and Book 5142, Page 694.

This is improved property known as 123 Harpeth Trace Summit, Nashville, Tennessee 37221.

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 10/31/23.

10/31/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of October, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

