Karen Johnson Davidson County
Batch# 1074319 DEEDQC
11/21/2023 02:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231121-0090720

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-- Affiant Subscribed and sworn to before me, this 14th day of November, 2023. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Dorothy Virginia Petway Living Trust 3257 Vailview Drive Nashville, TN 37207	SAME	050 15 0 133.00

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, **Dorothy Virginia Petway**, 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 **Dorothy Ann Pryor and Andrew Britton, Trustees of the Dorothy Virginia Petway Living Trust, established by the Revocable Trust Agreement of Dorothy Virginia Petway dated November 14, 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. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS my hand this 14th day of November, 2023.

Dorothy V. Petway

Dorothy Virginia Petway

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 Dorothy Virginia Petway, 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 14th day of November, 2023.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 531 on the Plan of Parkwood Estates, Section III, as of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 531 fronts 81.0 feet on the northwesterly side of Vailview Drive and extends back between lines, 168.0 feet on the northeasterly line and 176.1 feet on the southwesterly line, to the dead line on the rear, measuring 63.9 feet thereon.

Being the same property conveyed to Dorothy Petway and husband, James L. Petway, by deed from C. Edward Coomer, Trustee, of record as Instrument No. 200007060066790, Register's Office for Davidson County, Tennessee.

James L. Petway died on April 1, 2017.

Dorothy Virginia Petway and Dorothy Petway are one and the same person.

This is improved property known as 3257 Vailview Drive, Nashville, Tennessee 37207.

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 11/14/23.

11/14/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

