Karen Johnson Davidson County
Batch# 1076973 DEEDQC
11/30/2023 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231130-0092597

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Martha J. Gilmore Affiant Subscribed and sworn to before me, this 7th day of November, 2023. Notary Public My Commission Expires: 11/2/26

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Martha J. Gilmore, Trustee 2711 Valley Brook Place Nashville, Tennessee 37215	SAME	117 09 0 076.00 103 04 0 153.00

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, **Martha J. Gilmore**, 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 **Martha J. Gilmore, Trustee of the Martha J. Gilmore Living Trust, established by the Revocable Trust Agreement of Martha J. Gilmore dated November 7, 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 7th day of November, 2023.

Martha J. Gilmore

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 Martha J. Gilmore, 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 7th day of November, 2023.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-12-2025

Notary Public

EXHIBIT A

Legal Descriptions

117 09 0 076.00
2711 Valley Brook Place

Land in Davidson County, Tennessee, being Lot No. 35, on the Plan of Woodmont Estates, Section 2, as of record in Book 1130, Page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning on the southerly margin of Valley Brook Place, at the corner of Lots Nos. 35 and 36,; thence with the line between said two lots, southwardly 260 feet; thence westwardly 260 feet; thence westwardly 123.7 feet to the easterly margin of Hilldale Drive; thence with said Drive, northwardly 234 feet to the beginning of a curve; thence around said curve, with a radius of 26.3 feet, northeastwardly 39.95 feet to the southerly margin of Valley Brook Place; thence with said Place, eastwardly 92.9 feet to the beginning.

Being the same property conveyed to Martha Joy Bowen Gilmore by deed from Estate of Edward M. Bowen, Jr., of record as Instrument No. 20060126-0010270, Register's Office for Davidson County, Tennessee.

Martha J. Gilmore and Martha Joy Bowen Gilmore are one and the same person.

This is improved property known as 2711 Valley Brook Place, Nashville, Tennessee 37215.

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103 04 0 153.00
4603 Utah Avenue

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

BEING the westerly 25.0 feet of Lot No. 2 and the easterly 42 and 1/2 feet of Lot No. 3 of Block 11 on the Map of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James D. Gilmore and wife, Martha J. Gilmore, by deed from Bradley Neil Bullock, of record as Instrument No. 20000803-0077250, Register's Office for Davidson County, Tennessee.

James D. Gilmore died on April 4, 2017.

This is improved property known as 4603 Utah Aveneue, Nashville, Tennessee 37209.

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 11/7/23.

11/7/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

