Karen Johnson Davidson County
Batch# 1081402 DEEDQC
12/13/2023 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231213-0095919

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & 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--.

Rosetta Wadham
Affiant

Subscribed and sworn to before me, this 12th day of December, 2023.

Notary Public

My Commission Expires: 7/6/26

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rosetta M. Wadham, Trustee 312 Jayme Mika Court Joelton, Tennessee 37080	SAME	022 02 0 038.00

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, **Rosetta M. Wadham**, 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 **Rosetta M. Wadham, Trustee of the Rosetta M. Wadham Living Trust, established by the Revocable Trust Agreement of Rosetta M. Wadham dated December 12, 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 12th day of December, 2023.

Rosetta Wadham

Rosetta M. Wadham

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 Rosetta M. Wadham, 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 12th day of December, 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 lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 39, on the Plan of Chase Point, Section Three. of record in Plat Book 9700. Page 625, Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel Wadham and Rosseta White, both unmarried, as joint tenants with rights of survivorship, by deed from Jeffrey L. Caudill and Carlisse Caudill, husband and wife, of record as Instrument No. 20160802-0079576, Register's Office for Davidson County, Tennessee.

Rosetta M. Wadham and Rosseta White are one and the same person.

Daniel Wadham died on February 15, 2023.

This conveyance is subject to Restrictive Covenants of record in Book 9948. Page 904 amended in Book 10604. Page 147, Register's Office for said County.

This conveyance is made subject to: (1) Current year's State and County taxes, which have been assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 9700. Page 625, said Register's Office.

This is improved property known as 312 Jayme Mika Court, Joelton, Tennessee 37080.

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 12/12/23.

12/12/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of December, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

