Karen Johnson Davidson County
Batch# 1083308 DEEDQC
12/18/2023 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231218-0097330

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--. Robert Matthew Caplin, Trustee, Affiant Subscribed and sworn to before me, this 14th day of December, 2023. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2025

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert Matthew Caplin and Ellen Frances Caplin, Trustees 424 Royal Oaks Drive Nashville, Tennessee 37205	SAME	116 15 0 043.00

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, **Robert Matthew Caplin and wife, Ellen Frances Caplin**, 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 **Robert Matthew Caplin and Ellen Frances Caplin, Trustees of the Robert Matthew Caplin Living Trust, established by the Revocable Trust Agreement of Robert Matthew Caplin and Ellen Frances Caplin dated December 14, 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 14th day of December, 2023.

Robert Matthew Caplin

Ellen Frances Caplin

Ellen Frances Caplin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Matthew Caplin and Ellen Frances Caplin, 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 14th 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 in Davidson County, Tennessee, more particularly described as follows:

Being Lot 10, Resubdivision of Royal Oaks, Section "B ", as shown on plat of record in Plat Book 1424, Page 89, 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 Robert Matthew Caplin and wife, Ellen Frances Caplin by deed from Charles DG Warner and wife, Alison B. Warner, of record as Instrument No. 20210826-0115439, 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 for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Royal Oaks, Section "B", as recorded in Plat Book 1424, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3877, Page 494.

Easement recorded in Book 613, Page 404 and Book 924, Page 24.

Easement for Sanitary Sewer, recorded in Book 5787, Page 160.

Robert Matthew Caplin and Robert Caplin are one and the same person. Ellen Frances Caplin and Ellen Caplin are one and the same person.

This is improved property known as 424 Royal Oaks Drive, Nashville, Tennessee 37205.

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 12/14/23.

12/14/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

