Karen Johnson Davidson County
Batch# 1084102 DEEDQC
12/20/2023 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231220-0098097

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

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 19th day of December, 2023.

Notary Public

My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Nancy Burkhalter Hayden, Trustee 6546 Rolling Fork Drive Nashville, Tennessee 37205	SAME	129 06 0 003.01

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, **Nancy Burkhalter Hayden**, 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 **Nancy Burkhalter Hayden, Trustee of the Nancy Hayden Living Trust, established by the Revocable Trust Agreement of Nancy Burkhalter Hayden dated May 19, 2010**, 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 19th day of December, 2023.

Nancy Burkhalter Hayden

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 Nancy Burkhalter Hayden, 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 19th day of December, 2023.

My Commission Expires: _____

CHARLES E. DUNN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public

EXHIBIT A

Legal Description

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

Being the northwesterly 600 feet of Lot No. 918 on the Plan of West Meade Farms, Section XI, of record in Plat Book 2331, pages I 02 and 103, said Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 918 fronts 157.6 feet on the southeasterly side of Rolling Fork Drive and runs back between parallel lines 600 feet to a dead line.

Being the same property conveyed to Nancy Burkhalter Hayden, by deed from Jeffrey D. McCall and Laura L. McCall (former Laura May Lenzini), of record as Instrument No. 20021008-0122955, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Current year Davidson County taxes which have been paid by Grantors and assumed by the Grantee; and

2. All matters shown on plan of record in Plat Book 2331, pages I 02 and I 03, Register1s Office for Davidson County, Tennessee; and

3. Restrictive Covenants of record in Book 2493, page 247, Register's Office for Davidson County, Tennessee; and

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as 6546 Rolling Fork 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 12/19/23.

12/19/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of December, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

