Karen Johnson Davidson County
Batch# 1084111 DEEDQC
12/20/2023 11:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231220-0098106

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-2-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Robert Bryan Ratliff, Trustee, Affiant

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

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert Bryan Ratliff and Jayna Marie Ratliff, Trustees 6608 Christiansted Lane Nashville, Tennessee 37211	SAME	172 10 0B 100.00

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 Bryan Ratliff and wife, Jayna Marie Ratliff**, 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 Bryan Ratliff and Jayna Marie Ratliff, Trustees of the R1 Family Living Trust, established by the Revocable Trust Agreement of Robert Bryan Ratliff and Jayna Marie Ratliff dated December 19, 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 19th day of December, 2023.

Robert Bryan Ratliff

Jayna Marie Ratliff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Bryan Ratliff and Jayna Marie Ratliff, 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 19th day of December, 2023.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2025

Notary Public

EXHIBIT A

Legal Description

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

Being all of Lot 100 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 1, Revision 1, of record in Plat Instrument no. 200002150015150, as revised in Instrument No. 20010209-0012852, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Bryan Ratliff and wife, Jayna Marie Ratliff by deed from John David Stuart and Kate Frances Zabbia Stuart, husband and wife, of record as Instrument No. 20160427-0040886, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Instrument No. 200002150015150, as revised in
Instrument No. 20010209-0012852, in the Register's Office for Davidson County, Tennessee.
Easement contained in Storm Water Detention Agreement of record in Book 11628, Page 8, in the Register's Office for Davidson County, Tennessee.

Charter of Christiansted Valley Homeowners Association, Inc., recorded of record in Instrument No. 199912210305561, in the Register's Office for Davidson County, Tennessee.

Amendment One Architectural Design Standards for Christiansted Valley recorded of record in
Instrument No. 200007280074515, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 6608 Christiansted Lane, Nashville, Tennessee 37211.

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)

