Karen Johnson Davidson County
Batch# 1088417 DEEDQC
01/04/2024 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240104-0000960

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--. Nancy G. Fielder Affiant Subscribed and sworn to before me, this 28th day of December, 2023. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Nancy G. Fielder and/or Cathy F. Brindos, Trustees 3812 Priest Lake Drive Nashville, TN 37217	SAME	136 07 0 133.00

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, **Nancy G. Fielder**, 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 and the Grantor's spouse, 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 G. Fielder and Cathy F. Brindos, Trustees of the Nancy G. Fielder Living Trust, established by the Revocable Trust Agreement of Nancy G. Fielder dated December 28, 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 my hand this 28th day of December, 2023.

Nancy G. Fielder

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 G. Fielder, 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 28th 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, being Lot No. 227 on the Plan of Priest Lake Park, Section IV, as of record in Book 4460, pages 15, 16 and 17, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to James L. Fielder and wife, Nancy G. Fielder, by deed from Thomas J. Holden and wife, Jeanne M. Holden, of record in Book 5119, page 890, Register's Office for Davidson County, Tennessee.

James L. Fielder died March 2, 2020.

This conveyance is made subject to restrictions of record in Book 4505, page 774; and to easements, setback lines, conditionas of owner's certificate, etc., as show on the plan of record in Book 4460, page 15, 16 and 17, said Register's Office.

This is improved property known as 3812 Priest Lake Drive, Nashville, Tennessee 37217.

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 12/28/23.

12/28/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of December, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

