Karen Johnson Davidson County
Batch# 1090407 DEEDQC
01/10/2024 02:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240110-0002185

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of January, 2024.<br><br>Notary Public<br><br>My Commission Expires: |

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

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Peggy C. Dughman<br>404 Leake Avenue<br>Nashville, Tennessee 37205 | SAME | 117 04 0 288.00 |

## 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, **Peggy C. Dughman, Trustee of the Peggy Dughman Belmont Boulevard Trust established by the Revocable Trust Agreement of Peggy**

**C. Dughman dated November 1, 2010**, hereinafter called 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 **Peggy C. Dughman**, hereinafter called the Grantee, and the Grantee's heirs 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 4th day of January, 2024.

**Peggy C. Dughman, Trustee**

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 Peggy C. Dughman, Trustee, 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 4th day of January, 2024.

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 Lots No. 58 and 59 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 58 fronts 60 feet and the easterly side of Belmont Boulevard and runs back between parallel lines 160 feet to an alley.

SAID Lot No. 59 fronts 75 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, with the northerly margin of Kirkwood, formerly Augusta Avenue, 160 feet to an alley.

Being the same property conveyed to Peggy C. Dughman, Trustee of the Peggy Dughman Belmont Boulevard Trust established by the Revocable Trust Agreement of Peggy C. Dughman dated November 1, 2010, by deed from Peggy C. Dughman, a married woman, of record as Instrument No. 20101109-0089725, Register's Office for Davidson County, Tennessee.

This is improved property known as 2804 Belmont Boulevard, Nashville, Tennessee, 37212.

# 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 1/5/24.

1/5/24
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 5th day of January, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

