Karen Johnson Davidson County
Batch# 1090550 DEEDQC
01/11/2024 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240111-0002381

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--. Affiant Subscribed and sworn to before me this 4th day of January, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2025

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph K. Dughman, Trustee 404 Leake Avenue 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**, 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 **Joseph K. Dughman, Trustee of the 2804 Belmont Boulevard Trust dated January 4, 2024**, and to his 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 4th day of January, 2024.

Peggy C. Dughman

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, 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 07-06-2025

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 by deed from 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, of record as Instrument No. 20240110-0002185, 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 1/4/24.

1/11/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of January, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

