Karen Johnson Davidson County
Batch# 1096219 DEEDQC
01/31/2024 10:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240131-0006769

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--. George H. Armistead III, Trustee, Affiant Subscribed and sworn to before me, this 24th day of January, 2024. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
George H. Armistead III and Lydia T. Armistead, Trustees 340 Whitworth Way Nashville, Tennessee 37205	SAME	Map 104-14-0H Parcel 019.00-CO

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, **Lydia T. Armistead and George H. Armistead III, wife and husband,** , 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 **George H. Armistead III and Lydia T. Armistead, Trustees of the George & Lydia Armistead Living Trust, established by the Revocable Trust Agreement of George H. Armistead III and Lydia T. Armistead dated January 24, 2024**, 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 24th day of January, 2024.

George H. Armistead, III

George H. Armistead III

Lydia T. Armistead

Lydia T. Armistead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George H. Armistead III and Lydia T. Armistead, 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 24th day of January, 2024.

My Commission Expires: _____

Notary Public

202401310006769

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Final Plat of Whitworth Phase 3, Section I, as shown of record in Plat Book 7900, Page(s) 866 through 868, inclusive, as amended in Book 9582, Page 834 and corrected in Book 10270, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lydia T. Armistead and George H. Armistead III, wife and husband, by deed from Wallace H. Hall, Jr., of record as Instrument No. 20190722-0071232, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Current year's State and County taxes, which have been assumed by the Grantees.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page(s) 866 through 868, inclusive as amended in Book 9582, Page 834 and Surveyors Certificate of Correction of record in Book 10270, Page 34, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9567, Page 185, Book 9567, Page 216, Book 9567, Page 259, Book 9567, Page 294, Book 9567, Page 301, Book 9738, Page 770 and Instrument No. 20100615-0046543 and Affidavit recorded in Instrument No. 20160919-0098409 and Instrument No. 20160919-0098409, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Instrument Number 20020812-0097386, in the Register's Office for Davidson County, Tennessee.

Charter of HOA of record in Book 8090, Page 691 and Book 8283, Page 523, in the Register's Office for Davidson County, Tennessee.

Access Easement of record in Book 7762, Page 203, in the Register's Office for Davidson County, Tennessee.

Easements for sewers of record in Book 3467, Page 204, Book 3505, page 338 and Book 3573, page 442, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common area of record in Book 8830, Page 270, Book 9778, pages 29 & 32 and Book 10053, Page 692, in the Register's Office for Davidson County, Tennessee.

Deeds Conveying water mains of record in Book 9523, Page(s) 134 and 156, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book I 0633, Page 334, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 9736, Page 221, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 10360, Page(s) 307 & 372, in the Register's Office for Davidson County, Tennessee.

Designation and Agreement of Developer of record in Book 9778, Page 37, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 9778, Page 16, in the Register's Office for Davidson County, Tennessee.

Deed of Easement of record in Book 9567, Page 691, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 340 Whitworth Way, 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 JANUARY 24, 2024.

JANUARY 31, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of JANUARY, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

