Karen Johnson Davidson County
Batch# 1097199 DEEDQC
02/02/2024 09:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240202-0007377

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 25th day of January, 2024.

Notary Public

My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Michaela Kathleen Mathews, Trustee 1701 Holly Street Nashville, Tennessee 37206	SAME	083 14 0 001.00

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, **Michaela Kathleen Mathews**, 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,

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 **Michaela Kathleen Mathews, Trustee of the Michaela Kathleen Mathews Living Trust, established by the Revocable Trust Agreement of Michaela Kathleen Mathews dated January 25, 2024,** as amended and restated from time to time, and to her 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 25th day of January, 2024.

Michaela Kathleen Mathews

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 Michaela Kathleen Mathews, 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 25th day of January, 2024.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land Davidson County, Tennessee, being Lot No. 7 on the Plan of Chadwell Home Place of record in Book 57, page 135, said Register's Office.

Said Lot No. 7 fronts 50 feet on the northerly side of Holly Street and runs back between parallel lines 157 feet to a line in the rear which measures 157 feet thereon.

Being the same property conveyed to Michaela K. Mathews and Jackson A. Mathews, as tenants by the entirety, by deed from Michaela K. Mathews, of record in Book 8376, page 529, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Michaela Kathleen Mathews by deed from Jackson Aubrey Mathews, of record as Instrument No. 20240201-0007220 , Register's Office for Davidson County, Tennessee.

Michaela Kathleen Mathews and Michaela K. Mathews are one and the same person. Jackson Aubrey Mathews and Jackson A. Mathews are one and the same person.

This is improved property known as 1701 Holly Street, Nashville, Tennessee 37206.

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 1/25/24.

2/1/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of February, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

