Karen Johnson Davidson County
Batch# 1103531 DEEDQC
02/22/2024 12:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240222-0012196

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--

Richard Allen Clinard, Trustee, Affiant

Subscribed and sworn to before me, this 14th day of February, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Richard Allen Clinard and/or Robin Lynn Clinard, Trustees 956 Percy Warner Boulevard Nashville, Tennessee 37205	SAME	129 12 0 075.00

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, **Richard Allen Clinard and wife, Robin Lynn Clinard**, 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 **Richard Allen Clinard and/or Robin Lynn Clinard, Trustees of the Richard & Robin Clinard Living Trust, established by the Revocable Trust Agreement of Richard Allen Clinard and Robin Lynn Clinard dated February 14, 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 14th day of February, 2024.

Richard Allen Clinard

Robin Lynn Clinard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Allen Clinard and Robin Lynn Clinard, 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 14th day of February, 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 in Davidson County, Tennessee, more particularly described as follows:

Being Lot 79, on the Plan of Section 1, Warner Park Valley, of record in Plat Book 3600, Pages 12, 13, and 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 79 fronts 101.37 feet on the southeasterly side of Percy Warner Boulevard and runs back between parallel lines 150.0 feet to a dead line in the rear measuring 98.63 feet thereon.

Being the same property conveyed to Richard Allen Clinard and wife, Robin Lynn Clinard by deed from Robin L. Woo, of record as Instrument No.20121206-0112701, Register's Office for Davidson County, Tennessee.

Richard Allen Clinard and Richard A. Clinard are one and the same person.

This is improved property known as 956 Percy Warner Boulevard, 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 2/14/24.

2/22/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of February, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

