Karen Johnson Davidson County
Batch# 1104957 DEEDQC
02/27/2024 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240227-0013217

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Gregory M. Hall Affiant Subscribed and sworn to before me, this 30th day of January, 2024. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner: Gregory M. Hall, Trustee 608 Valley Trace Court Nashville, TN 37221	Send Tax Bills to: Gregory M. Hall 2412 Pafford Dr. Nashville, TN 37206	Map-Parcel Numbers: 143-6-A-54 9D-78179

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, **Rita M. Hall by Gregory M. Hall, attorney-in-fact**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, 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 **Gregory M. Hall, Trustee of the Rita M. Hall Living Trust** dated January 30, 2024, his 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 30th day of January, 2024.

Rita M. Hall by Gregory M Hall POA

Rita M. Hall by Gregory M. Hall, attorney-in-fact

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 Rita M. Hall by Gregory M. Hall, attorney-in-fact, 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 30th day of January, 2024.

ALICIA M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Alicia M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Harpeth Trace Estates, Phase Two, of record in Book 5200, pages 556, 557 and 558, Register's Office for said County.

Said Lot No. 20 fronts 49.02 feet on the easterly margin of Valley Trace Court and extends back 151.66 feet on the northerly line and 118.00 feet on the southerly line to a dead line in the rear, measuring 123.63 feet thereon.

Being the same property conveyed to Dennis G. Hall and wife, Rita M. Hall by deed from Howard H. Rosenblum and wife, Cathy A. Rosenblum of record in Instrument No. 20010419-0038807 in the Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, page 208, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, as amended in Book 5380, page 357 and made applicable in Book 6094, page 718; Charter of record in Book 5120, page 199, amended in Book 6556, page 694, said Register's Office, and to matters set forth in the above referenced plan of record.

This is improved property known as 608 Valley Trace Court, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 1/30/24.

2/27/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of February, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

