Karen Johnson Davidson County
Batch# 1112744 DEEDQC
03/19/2024 11:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240319-0018881

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--.

R. Leslie Charnock, Affiant

Subscribed and sworn to before me, this 15th day of February, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
R. Leslie Charnock and/or Ginny C. Charnock, Trustees 2149 East First Street Crossville, Tennessee 38555	SAME	072 06 3H 015.00 CO 042 10 0 047.00 075 09 0 270.00

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, **R. Leslie Charnock, Trustee of The R. Leslie Charnock Living Trust dated July 2, 2007**, 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 and the Grantor's spouse, 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 **R. Leslie Charnock and/or Ginny C. Charnock, Trustees of the Les & Ginny Charnock Living Trust, established by the Revocable Trust Agreement of R. Leslie Charnock and Ginny C. Charnock dated February 15, 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15th day of February, 2024.

R. Leslie Charnock, Trustee

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 R. Leslie Charnock, 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 15th 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

072 06 3H 015.00 CO
1050 East Trinity Lane, Unit 7, Nashville, Tennessee 37216

Land in Davidson County, Tennessee, being Unit No. 15, as shown on the map entitled Declaration of Covenants, Conditions and Restrictions for Vibe Homeowners Association, of record in Instrument No. 20170703-0066733 and amended in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496 and corrected in Instrument No. 20181024-0105454, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. Leslie Charnock, Trustee of the R. Leslie Charnock Living Trust dated July 2, 2007, by deed from Eric A. Stewart and Crista R. Stewart, husband and wife, of record in Instrument No. 20210223-0022556, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1050 E. Trinity Ln., Unit 7, Nashville, TN 37216.

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042 10 0 047.00
719 Old Hickory Boulevard, Madison, Tennessee 37115

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

Being the North part of Lot 8 on the Map of Nashville Trust Company's Hall Lane Tract, not of record, and described as follows:

Beginning at a point in the center line of Halls Lane or Old Hickory Boulevard, the common comer of Lots 7 and 8; thence with the line between said lots, Southerly 353 feet to a point; thence Easterly parallel to the center line of Halls Lane, 120 feet to a point; thence Northerly 353 feet to the comer line of said Lane; thence with the center line of the same, Westerly 120 feet to the point of beginning.

Together with a right of access to Old Hickory Boulevard as described in Book 4061, Page 206, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLEY EXCLUDED FROM THIS CONVEYANCE is that portion of the property conveyed to the State of Tennessee, of record in Book 4061, Page 206, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. Leslie Charnock, Trustee of the R. Leslie Charnock Living Trust dated July 2, 2007, by deed from R. Leslie Charnock, of record in Instrument No. 20131001-0102693, Register's Office for Davidson County, Tennessee.

This is improved property known as 719 Old Hickory Boulevard, Madison, TN 37115.

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075 09 0 270.00
4648 Old Hickory Boulevard, Old Hickory, Tennessee 37138

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

Being Lot No. 3A on the Plan of C. B. Howse Property Subdivision, Section Two, of record in Book 6050, page 216, Register's Office for Davidson County, Tennessee.

Said Lot No. 3A fronts 100.0 feet on the easterly side of Old Hickory Boulevard and runs back 156.84 feet on the northerly line and 156.11 feet on the southerly line to a railroad right-of-way along which it measures 100 feet.

Being the same property conveyed to R. Leslie Charnock, Trustee of the R. Leslie Charnock Living Trust dated July 2, 2007, by deed from R. Leslie Charnock, of record in Instrument No. 20131001-0102693, Register's Office for Davidson County, Tennessee.

This is improved property known as 4648 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

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 2/15/24.

3/18/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of March, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

