Karen Johnson Davidson County
Batch# 1131638 DEEDQC
05/06/2024 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240506-0033226

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--. Affiant Subscribed and sworn to before me, this 10th day of May, 2024. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth Oldfield Broadhurst, Trustee 128 Brighton Close Nashville, Tennessee 37205	SAME	104 13 0F 128.00 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, **Elizabeth Oldfield Broadhurst**, 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 **Elizabeth Oldfield Broadhurst, Trustee of the Elizabeth Oldfield Broadhurst Living Trust, established by the Revocable Trust Agreement of Elizabeth Oldfield Broadhurst dated September 9, 2003**, 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 10th day of May, 2024.

Elizabeth Oldfield Broadhurst

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 Elizabeth Oldfield Broadhurst, 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 10th day of May, 2024.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Unit Nos. 128, 129 and 130 Brighton Close, Phase II, as of record in Plat Book 9700, page 695, Register's Office for Davidson County, Tennessee, to which plan reference is being made for a more complete description.

Being the same property conveyed to David Broadhurst and wife, Elizabeth Oldfield Broadhurst, by deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20180827-0084448, Register's Office for Davidson County, Tennessee.

David Broadhurst died on September 16, 2023.

This is improved property known as 128 Brighton Close, 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 May 6, 2024.

May 6, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of May, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

