Karen Johnson Davidson County
Batch# 1134566 DEEDQC
05/14/2024 11:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240514-0035570

**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 11-2-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Todd E. Peterson, Trustee, Affiant

Subscribed and sworn to before me, this 9th day of May, 2024.

Notary Public

My Commission Expires: 11/2/26

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Todd E. Peterson and<br>Roberta Bell, Trustees<br>2910 Oakland Avenue<br>Nashville, Tennessee 37212 | SAME | 117 04 0 388.00 |

## 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, **Todd Peterson and wife, Roberta Bell,** 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 **Todd E. Peterson and Roberta Bell, Trustees of the Todd Peterson & Roberta Bell Living Trust, established by the Revocable Trust Agreement of Todd E. Peterson and Roberta Bell dated May 9, 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 9th day of May, 2024.

**Todd E. Peterson**

**Roberta Bell**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd E. Peterson and Roberta Bell, 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 9th day of May, 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 lying in Davidson County, Tennessee, more particularly described as follows:

Being the southerly 40 feet of Lot No. 20 and the northerly 11 feet of Lot No. 19 on the plan of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 20 and 19 front together 51 feet on the easterly side of Oakland Avenue, and run back between lines 171 feet, more or less, to an alley.

Being the same property conveyed to Todd Peterson and wife, Roberta Bell by deed from Wonder Drake and husband, John Drake, of record as Instrument No. 20030806-0111546, Register's Office for Davidson County, Tennessee.

Todd E. Peterson and Todd Peterson are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved property known as 2910 Oakland Avenue, Nashville, Tennessee 37212.

# 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 5/9/24.

5/14/24
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 14th day of May, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

