Karen Johnson Davidson County
Batch# 1134853 DEEDQC
05/15/2024 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240515-0035933

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James Dale Carpenter, Trustee, Affiant

Subscribed and sworn to before me, this 2nd day of May, 2024.

Notary Public
My Commission Expires: 4/2/29

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
James Dale Carpenter and/or Anne H. Carpenter, Trustees 819 Running Deer Nashville, Tennessee 37221	SAME	142 08 0B 091.00

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, **James Dale Carpenter and spouse, Anne H. Carpenter**, 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 **James Dale Carpenter and Anne H. Carpenter, Trustees of the James & Anne Carpenter Living Trust, established by the Revocable Trust Agreement of James Dale Carpenter and Anne H. Carpenter dated May 2, 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 2nd day of May, 2024.

James Dale Carpenter

Anne H. Carpenter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Dale Carpenter and Anne H. Carpenter, 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 2nd day of May, 2024.

My Commission Expires:

CHARLES NELSON II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-10-2025

Notary Public

EXHIBIT A

Legal Description

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 91 on the plan of Phase IV, Coronada Townhome Condominiums, of record in Book 5200, page 217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Dale Carpenter and spouse, Anne H. Carpenter, by deed from Thilo D. Best, married, of record in Book 9195, page 486, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4901, page 679, page 679, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, Register's Office for Davidson County, Tennessee, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property known as 819 Running Deer, Nashville, Tennessee 37221.

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 5/2/24.

5/15/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of May, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

