Karen Johnson Davidson County
Batch# 1136666 DEEDQC
05/20/2024 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240520-0037265

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

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--.

Affiant

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

Notary Public

My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
John B. Marshall, Trustee 1233 Vintage Place Nashville, Tennessee 37215	SAME	145 05 0 031.00

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, **John B. Marshall**, 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 **John B. Marshall, Trustee of the John B. Marshall Living Trust, established by the Revocable Trust Agreement of John B. Marshall dated May 15, 2024**, as amended and restated from time to time, and to his 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 15th day of May, 2024.

John B. Marshall

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 John B. Marshall, 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 May, 2024.

My Commission Expires: _____

CHARLENE L. SWIVEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 15 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument at the common corner of Lots Nos. 15 and 16, said point being at the southeast corner of a driveway easement as shown on said plan; thence with a line between said two lots South 46 ° 14' West 237. 2 feet to a concrete monument; thence South 65° 7' West 362.1 feet to a concrete monument, the common rear corner of lots numbers 15, 16 and 17; thence South 86° 21 East 612.86 feet to a point, the common rear corner of Lots Nos. 15 and 13; thence with a line between said two lots North 6 ° 54' East 153.7 feet to a concrete monument; thence North 32 ° 36' West 240 feet to the point of beginning.

Being the same property conveyed to John B. Marshall and wife, Helen M. Marshall, by deed from James E. Patterson d/b/a Patterson Construction & Realty Co., of record in Book 4754, page 355, Register's Office for Davidson County, Tennessee.

Helen M. Marshall died on June 22, 2014.

This is improved property known as 1233 Vintage Place, Nashville, Tennessee 37215.

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 5/15/24.

5/20/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of May, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

