Karen Johnson Davidson County
Batch# 1136679 DEEDQC
05/20/2024 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240520-0037292

**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 14th day of May, 2024.

Notary Public

My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

| Address of New Owners: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| John Foerster Hill and/or<br>Brenda King-Griffith, Trustees<br>5370 Granny White Pike<br>Brentwood, Tennessee 37027 | SAME | 145 00 0 055.00 |

## 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 Foerster Hill**, 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 Foerster Hill and/or Brenda King-Griffith, Trustees of the John Foerster Hill Living Trust, established by the Revocable Trust Agreement of John Foerster Hill dated May 14, 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** my hand this 14th day of May, 2024.

**John Foerster Hill**

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 Foerster Hill, 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 14th 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 in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of the Robert H. DeMoss 69 acre tract, not of record, described according to a survey made by L. D. Justice, Surveyor, April 30, 1947, as follows: Beginning in the center of Granny White Pike at the northwest corner of the property conveyed to Luther W. Sharp and wife, by deed from Paul Raymond Francis and wife, of record in Book 2908, Page 397, Register's Office for said County, being the corner of Lots Nos. 4 and 5 on said survey; thence with the line between said two lots, South 76 deg. 42' east 549 feet; thence North 5 deg. 03' East 202.3 feet to the corner of Lots Nos. 3 and 4 on said survey; thence with the line between said two lots, North 76 deg 42' West 490.8 feet to the center of Granny White Pike; thence with the center of same, South 13 deg 18' West 200 feet to the beginning, containing 2.33 acres, more or less.

Being the same property conveyed to John F. Hill by deed from Joseph James Miller, Executor of the Estate of Milton L. McCoy, deceased, of record in Book 7991, page 464, Register's Office for Davidson County, Tennessee.

John Foerster Hill and John F. Hill are one and the same person.

Subject to easement for sanitary sewers and/or storm drainage of record in Book 7865, Page 41; the right-of-way of Granny White Pike; perpetual easement for the use of a well located on premises of record in Book 2905, Page 35, said Register's Office.

This is improved property known as 5370 Granny White Pike, Brentwood, Tennessee 37027.

# 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 5/14/24.

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)

