Karen Johnson Davidson County
Batch# 1141522 DEEDQC
06/03/2024 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240603-0040940

THIS INSTRUMENT PREPARED BY:
Erin Hagerty
Cameron Worley, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE cu( )
COUNTY OF ~~WILLIAMSON~~ DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax is controlled by T.C.A. §67-4-409(a)(1)(D). The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 23rd day of May, 2024.

Notary Public
My Commission Expires: 3/3/26

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Lesa Michele Garner, Trustee The Mrs. Kipling 2022 QTIP Trust 6710 Greeley Drive Nashville, TN 37205	Same	Map 116 02 0B Parcel 067.00

QUITCLAIM DEED

FOR AND AS A DISTRIBUTION TO The Mrs. Kipling 2022 QTIP Trust dated June 27, 2022, **Jeffrey Mobley,** as the initial Trustee*, and **Michele Garner,** as the successor Trustee, of The 523 Close Lane Trust dated June 1, 2015 (the "Grantor"), have bargained and sold and by these presents do hereby transfer, quitclaim, and convey unto **Lesa Michele Garner, TRUSTEE OF THE MRS. KIPLING 2022 QTIP TRUST DATED JUNE 27, 2022** (the "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

**Initial trustee executes this deed to convey any trustee interest or any other interest that he could be interpreted to have received in the property based on the prior deed.*

523 Close Lane, Nashville, Tennessee 116 02 0B 67 CO

Land in Davidson County, Tennessee, being Lot No. 85m on Plan of Caldwell Close in Hill Place, as shown on plat of record in Plat Book 9700, page 191, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

9681-22001-67

The subject property is improved property known as 523 CLOSE LANE, Nashville, TN 37205.

Being the same property conveyed to Jeffrey Mobley, Trustee, by deed from W. Hampton Pitts III, Trustee of the W. Hampton Pitts Living Trust established by Revocable Trust Agreement Dated December 17, 1999, as amended, of record as Instrument No. 20150604-0052365, Register's Office for Davidson County, Tennessee.

This is improved property known as 523 Close Lane, Nashville, Tennessee 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 23rd day of May, 2024.

Jeffrey Mobley, initial Trustee
The 523 Close Lane Trust

Michele Garner, successor Trustee
The 523 Close Lane Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Julie Coone, a Notary Public of said county, MICHELE GARNER, as successor Trustee of The 523 Close Lane Trust dated June 1, 2015, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein by signing her name thereto.

Witness my hand and seal, at office, in Franklin, Tennessee, this 23rd day of May, 2024.

JULIE COONE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Julie Coone
Notary Public
My Commission Expires: 6-22-27

202406030040940

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LINDSAY HAMADA, a Notary Public of said county, Jeffrey Mobley, as initial Trustee of The 523 Close Lane Trust dated June 1, 2015, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein by signing his name thereto.

Witness my hand and seal, at office, in Nashville, Tennessee, this 22ND day of May, 2024.

Lindsay Hamada
Notary Public
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 23, 2024**.

Affiant Signature

June 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25