Karen Johnson Davidson County
Batch# 1149117 DEEDQC
06/20/2024 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046329

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 June, 2024. Notary Public My Commission Expires: 5/3/2027

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
O.B. Thomason and Neal Bradberry Thomason, Trustees 138 Abbottsford Drive Nashville, Tennessee 37215	SAME	117 13 0B 003.00

THERESA M. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, **O.B. Thomason**, 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 and the Grantor's spouse, 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 **O.B. Thomason and Neal Bradberry Thomason, Trustees of the O.B. Thomason Living Trust, established by the Revocable Trust Agreement of O.B. Thomason dated June 13, 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 June, 2024.

O.B. Thomason

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 O.B. Thomason, 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 June, 2024.

My Commission Expires: 5/3/2027

Theresa M. Wilson
Notary Public

THERESA M. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to O.B. Thomason by deed from O.B. Thoamson, Trustee of the Nell Thomason Residuary Trust, of record as Instrument No. 20200121-0007068, Register's Office for Davidson County, Tennessee.

O.B. Thomason and clientfullname are one and the same person.

This is improved property known as 138 Abbottsford Drive, 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 6/14/24.

6/20/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

