Karen Johnson Davidson County
Batch# 1151451 DEEDQC
06/26/2024 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240626-0048024

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 11/2/26	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 21st day of June, 2024. Notary Public My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
David E. Conrad, Trustee 813 Russell Street Nashville, Tennessee 37206	SAME	053 12 0 185.00

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, **David E. Conrad**, 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 **David E. Conrad, Trustee of the D.E.C. Octave Living Trust, established by the Revocable Trust Agreement of David E. Conrad dated June 21, 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 21st day of June, 2024.

David E. Conrad

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 David E. Conrad, 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 21st day of June, 2024.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 1, Section 2 on the plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliotts Property, known as Dupontonia, of record in Plat Book 843, page 56, Register's Office for said County and State, described as follows:

Beginning at a point on the southwesterly margin of Lakeshore Drive, formerly Pitts Avenue, 50 feet southeasterly from the southeast corner of 32nd Street and Lakeshore Drive 129 feet to the northwest corner of Lot No. 2, Section No. 2 on said plan; thence with the line between Lot Nos. 1 & 2 on the said plan, South 41 deg. 31 minutes West 100 feet to a point; thence northwestwardly and parallel to the south easterly margin of 32nd Street, 30 feet to a point; thence northwestwardly and parallel to said Lakeshore Drive 50 feet to a point 50 feet southeast of the southeasterly margin of 32nd Street; thence northeastwardly 50 feet southeast of the southeasterly margin of 32nd Street; thence northeastwardly and parallel to said 32nd Street, 130 feet to the point of beginning.

There is expressly excluded from the aforementioned tract of land the property which was conveyed to the U.S.A. for purposes of the Old Hickory Lock and Dam Project, by deed of record in Book 2158, page 639, said Register's Office.

Being the same property conveyed to David Ephraim Conrad by deed from December Morning Properties Partnership, a Tennessee General Partnership, and Steven Joseph Goodie, individually, of record as Instrument No. 20190318-0024388, Register's Office for Davidson County, Tennessee.

David E. Conrad and David Ephraim Conrad are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the current year, which have been assumed by Grantee. Map and Parcel No. 053 12 0 185 00.

2. All matters appearing on the Plan of record as Book 843, page 56, Register's Office for Davidson County, Tennessee.

3. Easement for the flow of the Cumberland River across the subject premises. Rights or claims of parties in possession.

This is improved property known as 3008 Lakeshore Drive, Old Hickory, Tennessee 37138.

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 6/21/24.

6/26/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of June, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

