Karen Johnson Davidson County
Batch# 1151451 DEEDQC
06/26/2024 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240626-0048025

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 11/2/2026

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	083 04 0 060.00

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 11-02-2027

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Resubdivision of Lot 52 on the plan of Rosebank Park of record in Plat Book 3106, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 89 feet on the Northerly side of Solon Drive and runs back 156 feet on the Easterly line and 159.3 feet on the Westerly line to a broken line in the rear on which it measures 129 feet.

Being the same property conveyed to David Conrad by deed from Chris Wright, of record as Instrument No. 20190329-0028317, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2041, Page 35, in the Register's Office for Davidson County, Tennessee.
- Current year's taxes which have been assumed by the Grantee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 2504 Solon Drive, Nashville, Tennessee 37206.

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)

