Karen Johnson Davidson County
Batch# 1155776 DEEDQC
07/09/2024 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240709-0051432

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 3rd day of July, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Susan E. Niles, Trustee 726 Bresslyn Drive Nashville, TN 37205	SAME	115 04 0 039.00

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, **Susan E. Niles**, 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 **Susan E. Niles, Trustee of the Susan E. Niles Living Trust, established by the Revocable Trust Agreement of Susan E. Niles dated July 3, 2024**, as amended and restated from time to time, and to her 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 3rd day of July, 2024.

Susan E. Niles

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 Susan E. Niles, 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 3rd day of July, 2024.

My Commission Expires: _____

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Publi

EXHIBIT A

Legal Description

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

Being Lot No. 84 on the Map of Brook Meade, Section IV, or record in Book 2133, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 120 feet on the easterly side of Bresslyn Road and runs back between lines, 340 feet on the southerly line and 340.2 feet on the northerly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Susan E. Niles by deed from Daniel C. Wall and wife, Jeannie U. Wall of record in Book 10109, page 109, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 726 Bresslyn Drive, Nashville, Tennessee 37205.

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 7/3/24.

7/9/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of July, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

