Karen Johnson Davidson County
Batch# 1160184 DEEDQC
07/22/2024 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240722-0054679

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--. Susan M Barber Susan M. Barber, Affiant Subscribed and sworn to before me, this 17th day of July, 2024. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Susan M. Barber, Trustee 200 Cantrell Avenue Nashville, Tennessee 37205	SAME	104 13 0 020.00

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

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 M. Barber**, 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 **Susan M. Barber, Trustee of the Susan M. Barber Living Trust, established by the Revocable Trust Agreement of Susan M. Barber dated July 17, 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 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 17th day of July, 2024.

Susan M Barber

Susan M. Barber

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 M. Barber, 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 17th day of July, 2024.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 7 in the Bransford Realty Company's Subdivision of Lot Nos. 6, 7, 9 to 19 inclusive and party of Lot No. 8 in Block "F" in Whitland Realty Companys Subdivision, of record in Book 547, page 53, Registers Office for said county.

Said Lot No. 7 front 74 feet on the easterly margin of Cantrell Avenue, formerly Wilson Avenue, and extends back 265.5 feet on the northerly line and 211.75 feet on the southerly line to a dead line in the rear, measuring 147.5 feet thereon.

Being the same property conveyed to Susan M. Barber by deed from M & M Contractors, Inc., of record in Book 10177, page 487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2024 which have been prorated and are assumed by the Grantee.

This is improved property known as 200 Cantrell Avenue, 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 7/17/24.

7/19/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of July, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

