Karen Johnson Davidson County
Batch# 1160923 DEEDQC
07/23/2024 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240723-0055310

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--.

Pamela Lee Hunter
Affiant

Subscribed and sworn to before me, this 1st day of July, 2024.

Notary Public

My Commission Expires: _____

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

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Peggy L. Jeter and Pamela Lee Hunter, Trustees 6616 Christiansted Lane Nashville, Tennessee 37211	SAME	172 10 0B 098.00

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, **Peggy L. Jeter**, 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 **Peggy L. Jeter and Pamela Lee Hunter, Trustees of the Peggy L. Jeter Living Trust, established by the Revocable Trust Agreement of Peggy L. Jeter dated July 1, 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 1st day of July, 2024.

Peggy L. Jeter

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 Peggy L. Jeter, 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 1st 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:

Lot No. 98 on the Plan of Christiansted Valley, Phase 1, Revision 1, of record in instrument no. 200002150015149 and instrument no. 200002150015150 and revised in instrument no. 20010209-0012852, said register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John Jeter and wife, Peggy Jeter, by deed from Pamela Lee Hunter and husband, Benjamin Lee Hunter, of record as Instrument No. 20060814-0099678, in the Register's Office for Davidson County, Tennessee.

Peggy L. Jeter and Peggy Jeter are one and the same person. John S. Jeter and John Jeter are one and the same person.

John S. Jeter died on October 1, 2023.

This is improved property known as 6616 Christiansted Lane, Nashville, Tennessee 37211.

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 7/1/24.

7/23/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of July, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

