Karen Johnson Davidson County
Batch# 1162880 DEEDQC
07/26/2024 02:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240726-0056747

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--. Affiant Subscribed and sworn to before me, this 11th 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 Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Charles H. Lloyd, Jr., Trustee 234 Cumberland Circle Nashville, Tennessee 37214	SAME	095 08 0 100.00 096 05 0 009.00

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, **Charles H. Lloyd, Jr.**, 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 **Charles H. Lloyd, Jr., Trustee of the Charles H. Lloyd, Jr. Living Trust, established by the Revocable Trust Agreement of Charles H. Lloyd, Jr. dated July 11, 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of July, 2024.

Charles H. Lloyd, Jr.

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 Charles H. Lloyd, Jr., 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 11th 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

Tract 1
A certain tract or parcel of land situated in Davidson County, Tennessee described as follows, to wit:

Being part of Lot No. 98 on the Plan of a part of Bluefields, as of record in Book 843, page 34, Register's Office for said County, and a part of Lot No.1 on the Revised Map of Bluefields, not of record, described according to a survey made by George W. Watkins, Surveyor, August 20, 1951, as follows:

Beginning on the Easterly margin at an iron pin of a 20-foot roadway, said beginning point being the Northeast corner of property conveyed to Minnie B. Helms Herald by deed from A.M. Helms and wife, as of record in Book 1341, page 374, Register's Office for said County; thence with herald's North line South 62 degrees 30 minutes West 368.7 feet to an iron pin; thence North 31 degrees West 381.5 feet to an iron pin thence North 43 degrees East 112 feet; thence North 48 degrees 28 minutes East 55.4 feet; thence South 87 degrees 30 minutes East 158.4 feet; thence North 28 degrees 57 minutes East 38 feet; thence South 83 degrees 51 minutes East 173.5 feet; thence South 19 degrees 40 minutes East 100 feet; thence South 76 degrees 05 minutes West 20 feet to the Westerly margin of said roadway, said point being the Northeast corner of property conveyed to Elwain B. Williams and wife, by deed from C.L. Helms and wife by deed of record in Book 1907, page 385, Register's Office for said County; thence with Williams' North line South 76 degrees 05 minutes West 150 feet to his Northwest corner; thence with his West line South 19 degrees 40 minutes East 90 feet to Williams' Southwest corner; thence with his South line North 76 degrees 05 minutes East 150 feet to his Southeast corner and the Westerly margin of a 20 foot roadway; thence with said roadway and William' East line Northwestwardly 90 feet to his Northeast corner; thence Eastwardly 20 feet to the Easterly margin of said 20-foot roadway; thence with the Easterly margin of said roadway South 19 degrees 40 minutes East 244.8 feet to an iron pin, the point of beginning.

Embraced in the above description is a 20-foot roadway lying immediately East of the Williams' property, being also in the East line of said property described herein and there is also another 20-foot roadway which begins at Williams' Northeast corner and runs with his North line then continues in a Westerly direction through this property in question.

Being the same property conveyed to Charles H. Lloyd, Jr., by deed from James Thomas Filson, of record as Instrument No. 20220112-0004479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 34, Register's Office for Davidson County, Tennessee.

• Sanitary Sewer and/or Storm Drainage Easement of record in Book 4281, Page 222 and Book 4839, Page 10, in the Register's Office for Da'lidson County, Tennessee.
• 20 Foot Roadway.Easement with Restriction of record in Book 928, Page 426, in the Register's Office for Davidson County, Tennessee.
• 20 Foot Roadway Easements described in Deeds of record in Book 2034, Page 291, Instrument No. 20060125-0009539 and Instrument No. 20210819-0112416, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 520 Spring Valley Drive, Nashville, Tennessee 37214.

Tract 2

Land in Davidson County, Tennessee, being the easterly 63 feet front of Lot No. 92 and the westerly 9 feet of Lot No. 91 on the Map of Bluefields Subdivision, Section 2, as of record in Book 843, Page 34, Register's Office for said County, and being Lot "D" of the resubdivision of Lots 90 and 93 inclusive of Bluefields, not of record, more fully described as follows: Said Lot beginning at a point in the Southerly margin of Cumberland Circle 9 feet East of a point of the common corner of Lots Nos. 91 and 92; thence Southerly 321 feet to a point, the common corner of Lot Nos. 91 and 92, the North line of a 2 foot reserved strip; thence with said reserved strip Southwesterly 250.4 feet to a point; thence with said reserved strip Southwesterly 250.4 feet to a point; thence Northwesterly 50.8 feet to a point, the common corner of Lots "C" and "D' of the unrecorded subdivision; thence Northeasterly with the dividing line between said Lots "C' and 11D11 403 feet to a point in the southerly margin of Cumberland Circle; thence with the Southerly margin of Cumberland Circle; Southeasterly 72 feet to the point of beginning.

Being the same property conveyed to Charles H. Lloyd, Jr., by deed from Michael L. Campvell, unmarried, of record as Instrument No. 20080715-0072428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

All matters as set forth per Plat Book 843, Page 34, Register's Office of said County.

This conveyance is further subject to (I) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 234 Cumberland Circle, Nashville, Tennessee 37214.

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 7/11/24.

7/26/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

