Karen Johnson Davidson County
Batch# 1164789 DEEDQC
08/01/2024 09:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240801-0058292

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Ann Y. Loffi, Affiant

Subscribed and sworn to before me, this 24th day of July, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ann Y. Loffi, Trustee 4701 Granny White Pike Nashville, Tennessee 37220	SAME	131 15 88.00

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, **Ann Y. Loffi**, 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 **Ann Y. Loffi, Trustee of the Ann Y. Loffi Living Trust, established by the Revocable Trust Agreement of Ann Y. Loffi dated July 24, 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 24th day of July, 2024.

Ann Y. Loffi

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 Ann Y. Loffi, 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 24th day of July, 2024.

My Commission Expires: _____

CHARLES NELSON JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Notary Public

EXHIBIT A

Legal Description

Land lying Davidson County, Tennessee, being the "Loffi" Unit on the Plan of Granny White Homeowners' Association, as described in Master Deed of record in Book 5649, page 253, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the west margin of Granny White Pike, said point being the southeast corner of the property conveyed to Sammye Phillips Fitts by deed from Ann Baggett, of record in Book 5335, page 672, said Register's Office and the northeast corner of a tract conveyed to Jim M. Fitts by deed of record in a tract conveyed to Jim M. Fitts by deed of record in Book 1467, page 469 said Register's Office; thence with said westerly margin of Granny White Pike north 16 deg. 46' 54" West 80. 88 feet to a point, said point being the point of beginning of the herein described tract; thence North 85 deg. 54' 00" West 499.11 feet to a point in the east line of the Sammye Fitts property; thence with a segment of the east line of said Fitts property North 16 deg. 10' 42" East 82. 23 feet to a point, said point being in the south line of Belmont Park Terrace, Section l; thence with a segment of the south line of Belmont Park Terrace, Section l and with the south line of T. C. Wary South 85 deg. 54' 00" East 500.00 feet to a point in the west margin of Granny White Pike; thence with said west margin of Granny White Pike South 16 deg. 46' 54" West 82.42 feet to the point of beginning.

Being the same property conveyed to Robert M. Loffi and wife, Ann Y. Loffi by deed from Stephen O. Hewlett and wife, Mary Lynne Hewlett, of record as Instrument No. 162945, in Book 6424, page 15, Register's Office for Davidson County, Tennessee.

Robert M. Loffi died on February 10, 2019.

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

This is improved property known as 4701 Granny White Pike, Nashville, Tennessee 37220.

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 7/24/24.

8/1/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of August, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

