Karen Johnson Davidson County
Batch# 1169147 DEEDQC
08/14/2024 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062058

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--.

Ramon Jrade, Trustee, Affiant

Subscribed and sworn to before me, this 31st day of July, 2024.

Notary Public
My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-16-2025

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ramon Jrade and Cathy L. Jrade, Trustees 115 Savoy Circle Nashville, Tennessee 37205	SAME	104 14 0G 128.00-CO

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, **Ramon Jrade and Cathy L. Jrade,** hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Ramon Jrade and Cathy L. Jrade, Trustees of the Ramon & Cathy Jrade Living Trust, established by the Revocable Trust Agreement of Ramon Jrade and Cathy L. Jrade dated July 31, 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 our hands this 31st day of July, 2024.

Ramon Jrade

Cathy L. Jrade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ramon Jrade and Cathy L. Jrade, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2024.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/08/2028

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 17 on the Plan of Whitworth Phase 2, as of record in Book 7900, page 470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ramon Jrade and Cathy L. Jrade by deed from Brenda C. Steakley, married, of record as Instrument No. 20070416-0045333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the current year which have been prorated by the parties and assumed by the Grantee.

2. Declaration of Covenants, Conditions By-Laws and Restrictions for Whitworth, of record in Book 8026, page 305, amended in Book 8282, page 45; Book 8830, page 249; Book 9778, page 27 and Instr. No. 20020812-0097386, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Dedication of common area to The Whitworth Homeowners Association of record in Book 9778, page 32, Register's Office for Davidson County, Tennessee.

4. Charter of Incorporation of The Whitworth Homeowners Association of record in Book 8090, page 691, amended in Book 8283, page 523, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the Plan of record as Book 7900, page 470, Register's Office for Davidson County, Tennessee.

This is improved property known as 115 Savoy Circle, 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 7/31/24.

8/14/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of August, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

