Karen Johnson Davidson County
Batch# 1170205 DEEDQC
08/15/2024 09:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240815-0062418

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 8th day of August, 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:
Patricia Pinder Candish and/or Robynn Anne Candish, Trustees 4114 Estes Road, Unit 3-A Nashville, Tennessee 37215	SAME	116 16 0A 005.00 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, **Patricia Pinder Candish**, 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 **Patricia Pinder Candish and/or Robynn Anne Candish, Trustees of the Patricia Pinder Candish Living Trust, established by the Revocable Trust Agreement of Patricia Pinder Candish dated August 8, 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 8th day of August, 2024.

Patricia P. Candish

Patricia Pinder Candish

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 Patricia Pinder Candish, 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 8th day of August, 2024.

My Commission Expires: _____

JEFFREY MOLEY 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:

A certain condominium apartment being Unit No. 3-A as located on Lot No. 3 of "The Garden" of record in Book 5200, page 224, Register's Office for said County, and as shown on Exhibit "B" to the Master Deed and By-Laws of "The Garden", Lots 3, 4, 5 and 6 condominiums, of record in Book 5810, page 173, said Register's Office, to which reference is here made for a more complete description of said unit, together with an appurtenant interest in the common and limited common areas as shown on said Exhibit "B" and as set out in the Master Deed and By-Laws applicable to Unit 3-A as mentioned hereinafter.

Being the same property conveyed to Patricia P. Candish, individually, by deed from Dorothy F. Grizzard, individually, of record as Instrument No. 20020829-0104605, Register's Office for Davidson County, Tennessee.

Patricia Pinder Candish and Patricia P. Candish are one and the same person.

This conveyance is made subject to the following: (1) The current year's taxes,which have been assumed by the Grantees. (2) Easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

This is improved property known as 4114 Estes Road, Unit 3-A, Nashville, Tennessee 37215.

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 8/8/24.

8/15/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

