Karen Johnson Davidson County
Batch# 1170621 DEEDQC
08/16/2024 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240816-0062910

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--. Karen M Hornbeak Affiant Subscribed and sworn to before me, this 16th day of August, 2024. Lindsay Hamada Notary Public My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Karen M. Hornbeak 404 Lynn Drive Nashville, Tennessee 37211	SAME	132 16 0 116.00

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, **Karen M. Hornbeak**, a widow, hereinafter called 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 **Karen M. Hornbeak**, hereinafter called the Grantee, and the Grantee's heirs 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 16th day of August, 2024.

Karen M Hornbeak

Karen M. Hornbeak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen M. Hornbeak, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 2024.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 829 on the plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County.

SAID Lot No. 829 fronts 85.0 feet on the northeasterly margin of Lynn Drive and extends back 141 feet on the northwesterly line and 137.28 feet on the southeasterly line to a dead line in the rear, measuring 89.7 feet thereon.

Being the same property conveyed to Jack Timothy Hornbeak and spouse, Karen M. Hornbeak, by deed from John D. Cleeton and spouse, Patricia M. Cleeton, of record in Book 9634, page 657, Register's Office for Davidson County, Tennessee.

Jack Timothy Hornbeak died on July 3, 2023.

The property herein conveyed is subject to restrictive covenants of record in Book 3400, page 226, Book 3435, page 357 and Book 3502, page 555 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property known as 404 Lynn Drive, 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 August 16, 2024.

August 16, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

