Karen Johnson Davidson County
Batch# 1174825 DEEDQC
08/27/2024 01:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240827-0065881

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--<br><br>Lorraine M. Downing<br>Lorraine M. Downing, Affiant<br><br>Subscribed and sworn to before me, this 13th day of August, 2024.<br><br>Notary Public<br>My Commission Expires: 11/2/25 |

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

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Lorraine M. Downing, Trustee<br>352 Pleasant Green<br>Goodlettesville, Tennessee 37072 | SAME | 026 13 0 060.0 |

## 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, **Lorraine M. Downing**, 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 **Lorraine M. Downing, Trustee of the Lorraine M. Downing Living Trust, established by the Revocable Trust Agreement of Lorraine M. Downing dated August 13, 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 13th day of August, 2024.

Lorraine Downing

**Lorraine M. Downing**

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 Lorraine M. Downing, 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 13th day of August, 2024.

Charles Nelson

My Commission Expires: _____

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

Notary Public

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates Civil Engineers, February 3, 1964, as follows:

Beginning at an iron stake on the northernly margin of Pleasant Green Drive 236.67 feet Southeastwardly from the Southeast corner of the property conveyed to Wallace Carpenter and wife, by deed from W. C. Moncrief, Jr. and wife, of record in Book 3247, page 559, Register's Office for said County; thence with the Northerly margin of said Drive, South 86 degrees 28 minutes East 112.5 feet to an iron stake in a fence line; thence with said fence North 1 degrees 17 minutes West 263.5 feet to an iron stake; thence North 85 degrees 50 minutes West 52.83 feet to a concrete monument; thence North 84 degrees 44 minutes West 52.8 feet to an iron stake; thence Southwardly 265.6 feet to the beginning.

Being the same property conveyed to Lorraine M. Downing and husband, Terry L. Downing, by deed from Jimmy D. Feinstein and wife, Linda C. Feinstein, of record as Instrument No. 20061012-0126794, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Lorraine M. Downing, an unmarried woman, by deed from Terry L. Downing, an unmarried man, of record as Instrument No. 20200102-0000035, Register's Office for Davidson County, Tennessee.

This is improved property known as 352 Pleasant Green, Goodlettesville, Tennessee 37072.

# 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 8/13/24.

8/27/24
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 27th day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

