Karen Johnson Davidson County
Batch# 1187031 DEEDQC
09/26/2024 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240926-0074825

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 12th day of September, 2024. 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:
Jeffrey Mobley, Trustee 320 Old Hickory Boulevard Unit 1911 Nashville, Tennessee 37215	SAME	128 12 0A 101.00 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, **Amanda Carol Barnett**, 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 **Jeffrey Mobley, Trustee of the ELMORE OAKES Trust dated September 12, 2024**, and to his 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 12th day of September, 2024.

Amanda Carol Barnett

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 Amanda Carol Barnett, 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 12th day of September, 2024.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2028

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee being Unit No. 101, Building No. 19 on the Plan of Section 12, Phase 1B, on the Plan of Eagle Ridge at the Reserve, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.,* as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 26, to the Master Deed, of record in Instrument No. 20030108-0003699 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Mandy Barnett by deed from SBI Recordings, LLC, a Tennessee limited liability company, of record as Instrument No. 20110407-0026843, Register's Office for Davidson County, Tennessee.

Amanda Carol Barnett and Mandy Barnett are one and the same person.

This is improved property known as 320 Old Hickory Boulevard, Unit 1911, Nashville, Tennessee 37221.

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 9/12/24.

9/26/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26TH day of September, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

