Karen Johnson Davidson County
Batch# 1187034 DEEDQC
09/27/2024 07:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240927-0074829

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--. Marilyn M. Lukehart, Affiant Subscribed and sworn to before me, this 13th day of September, 2024. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Charles M. Lukehart and Laura M. Goodrich, Trustees 6538 Cornwall Drive Nashville, TN 37205	SAME	115-10-044 115-2-127

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, **Marilyn M. Lukehart, Trustee of the Marilyn M. Lukehart Living Trust dated November 17, 2005**, 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 and the Grantor's spouse, 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 **Charles M. Lukehart and Laura M. Goodrich, Trustees of the Charles & Marilyn Lukehart Living Trust, established by the Revocable Trust Agreement of Charles M. Lukehart and Marilyn M. Lukehart dated September 13, 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 13th day of September, 2024.

Marilyn M. Lukehart, Trustee of the
Marilyn M. Lukehart Living Trust

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 Marilyn M. Lukehart, Trustee, 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 September, 2024.

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2025

Notary Public

EXHIBIT A

Legal Description

PARCEL NO. 1 Map & Parcel 115-10-044

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

Lot No. 205 on the Plan of Section Two West Meade Estates, of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 205 fronts 130 feet on the northeasterly margin of Cornwall Drive and extends back 305.75 feet on the northwesterly line and 287 feet on the southeasterly line to a broken line in the rear, measuring 277.49 feet thereon.

Being the same property conveyed to the Marilyn M. Lukehart Living Trust dated November 17, 2005, by deed of record in Instrument No. 20080311-0024227, Register's Office for Davidson County, Tennessee.

This is improved property known as 6538 Cornwall Drive, Nashville, Tennessee 37205.

PARCEL NO. 2 Map & Parcel 115-02-127

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

Being lot no. 4 on the plan of West Meade Hills 2nd addition as of record in Book 446O, page 178 Register's Office for Davidson County, Tennessee.

Said Lot no. 4 fronts 79.5 feet on the westerly margin of Windrowe Drive and extends back 231.08 ft on the Southerly line and 231.76 ft on the Northerly line to a line in the rear on which it measures 97.49 feet thereon.

Being the same property conveyed to the Marilyn M. Lukehart Living Trust dated November 17, 2005, by deed of record in Instrument No. 20080311-0024227, Register's Office for Davidson County, Tennessee.

This is improved property known as Lot 4, Windrowe Drive, Nashville, TN

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 9/13/24.

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)

