Karen Johnson Davidson County
Batch# 1191365 DEEDQC
10/09/2024 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241009-0078495

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--.

Randall C. Reynolds, Trustee, Affiant

Subscribed and sworn to before me, this 1st day of October, 2024.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2025

Address of New Owners:

Randall C. Reynolds and
Sarah P. Reynolds, Trustees
3925 Caylor Drive
Nashville, Tennessee 37215

Send Tax Bills to:

SAME

Map-Parcel Numbers:

117 13 0I 002.00 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, **Randall C. Reynolds and wife, Sarah P. Reynolds**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Randall C. Reynolds and Sarah P. Reynolds, Trustees of the Randall & Sarah Reynolds Living Trust, established by the Revocable Trust Agreement of Randall C. Reynolds and Sarah P. Reynolds dated October 1, 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 our hands this 1st day of October, 2024.

Randall C. Reynolds

Sarah P. Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall C. Reynolds and Sarah P. Reynolds, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2024.

My Commission Expires: _____

JEFFREY MOBLEY
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:

Being Unit B of Caylor Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Caylor Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201205080039882, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Caylor Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 201205080039882 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated 201205080039882 reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Randall C. Reynolds and Sarah P. Reynolds, husband and wife, by deed from Mike Tudeen and wife, Marcella Tudeen, of record as Instrument No. 20130311-0023756, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (I) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3925 Caylor Drive, 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 10/1/24.

10/9/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of October, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

