Karen Johnson Davidson County
Batch# 1192395 DEEDQC
10/10/2024 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241010-0078840

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 10th day of October, 2024. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Johann C. Brandes and wife, Mina Brandes 2306 Hampton Avenue Nashville, Tennessee 37215	SAME	117 06 0 050.00

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 is hereby acknowledged, **Jeffrey Mobley, as Trustee of the 2306 A Hampton Avenue Trust dated May 26, 2022, and as Trustee of the 2306 B Hampton Avenue Trust dated May 26, 2022** (collectively the "Grantor"), hereby remises, releases and quitclaims to **Johann C. Brandes and wife, Mina Brandes, as tenants by the entirety** (the "Grantees"), and the Grantees' heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10th day of October, 2024.

Jeffrey Mobley, Trustee of the 2306 A Hampton Avenue Trust dated May 26, 2022

Jeffrey Mobley, Trustee of the 2306 B Hampton Avenue Trust dated May 26, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee of the 2306 A Hampton Avenue Trust dated May 26, 2022, 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 10th day of October, 2024.

My Commission Expires: _____

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

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee of the 2306 B Hampton Avenue Trust dated May 26, 2022, 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 10th day of October, 2024.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly 150 feet of the westerly 195 feet of the northerly part of Lot No. 15 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 405 feet west of the center line of 23rd Avenue South, said point being the southwest corner of property conveyed to Mrs. Louise McLaughlin Harwell by deed from Loiette Hampton Hume, et al, of record in Book 999, Page 235, Register's Office for said County; thence with the northerly margin of Hampton Avenue, westwardly 150 feet to the southeast corner of the property conveyed to Anne Lois Greene by deed from Loiette Hampton Hume, et al, of record in Book 1104, Page 617, said Register's Office; thence with said Greene's easterly line, northwardly 342.5 feet, more or less, to the southerly line of Lot No. 5; thence with said line, eastwardly 150 feet to the northwest corner of said Harwell Property; thence with said Harwell's westerly line, southwardly 342 feet, more or less, to the beginning.

Being the same property conveyed to Jeffrey Mobley, Trustee of the 2306 B Hampton Avenue Trust dated May 26, 2022, consisting of an undivided one-half (50%) tenant-in-common interest, by deed from Mina Brandes, of record as Instrument No. 20220609-0065729, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jeffrey Mobley, Trustee of the 2306 A Hampton Avenue Trust dated May 26, 2022, consisting of an undivided one-half (50%) tenant-in-common interest, by deed from Johann C. Brandes, of record as Instrument No. 20220609-0065744, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4096, Page 972, Register's Office for Davidson County, Tennessee, (2) Restrictive Covenants contained in instrument of record in Book 662, Page 807, Register's Office for Davidson County, Tennessee, and (3) Taxes for the current year which have been assumed by the grantees herein.

This is improved property known as 2306 Hampton Avenue, 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 October 10, 2024.

October 10, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of October, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

