Karen Johnson Davidson County
Batch# 1196490 DEEDQC
10/22/2024 09:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241022-0081914

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--.

Elizabeth O'Kelly Surface

Elizabeth O'Kelly Surface, Affiant

Subscribed and sworn to before me, this 7th day of October, 2024.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Thomas E. Surface and Elizabeth O'Kelly Surface, Trustees 300 Harvard Avenue Nashville, Tennessee 37205	SAME	104 05 0 177.00

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 are hereby acknowledged, **Elizabeth O'Kelly Surface, Trustee of the Elizabeth O'Kelly Surface Living Trust, established by the Revocable Trust Agreement of Elizabeth O'Kelly Surface, dated June 9, 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 **Thomas E. Surface and Elizabeth O'Kelly Surface, Trustees of the Thomas & Elizabeth Surface Living Trust, established by the Revocable Trust Agreement of Thomas E. Surface and Elizabeth O'Kelly Surface dated October 7, 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 7th day of October, 2024.

Elizabeth O'Kelly Surface

Elizabeth O'Kelly Surface

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 Elizabeth O'Kelly Surface, 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 7th day of October, 2024.

My Commission Expires:

JEFFREY A. KELLEY 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:

Lot No. 413 and the westerly 10 feet of Lot No. 412 on the Plan of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 413 and part of Lot No. 412 adjoin and front together 75 feet on the northerly side of Harvard Avenue, and run back between unparallel lines 250 feet, more or less, to an alley in the rear, and measures 65 feet thereon.

Being the same property conveyed to Elizabeth O'Kelly Surface, Trustee of the Elizabeth O'Kelly Surface Living Trust, established by the Revocable Trust Agreement of Elizabeth O'Kelly Surface, dated June 9, 2005 by deed from Elizabeth O'Kelly Surface, of record as Instrument No. 20050621-0070854, Register's Office for Davidson County, Tennessee.

This is improved property known as 300 Harvard Avenue, Nashville, Tennessee 37205.

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 10/7/24.

10/22/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

