Karen Johnson Davidson County
Batch# 1199706 DEEDQC
10/31/2024 03:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241031-0084652

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--. Jeffrey Mobley, Trustee, Affiant Subscribed and sworn to before me, this 3rd day of September, 2024. Notary Public My Commission Expires: 11/12/26

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-12-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey Mobley, Trustee 956 Tyne Boulevard Nashville, Tennessee 37220	SAME	146 01 0 001.00

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, Victor E. Giovanetti and wife, Katherine E. Giovanetti, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos 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 Jeffrey Mobley, Trustee of the 956 Tyne Boulevard Trust, and to his/her successors in trust.

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 3rd day of September, 2024.

Victor E. Giovanetti

Katherine E. Giovanetti

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 Victor E. Giovanetti and Katherine E. Giovanetti, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of September, 2024.

My Commission Expires: _____

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot No. 1 Bridle Path Estates, Second Addition of record in Inst. No. 20030715-0098680, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Victor E. Giovanetti and Katherine E. Giovanetti, husband and wife, by Warranty Deed from John Christopher Taylor and wife, Elizabeth H. Taylor, of record in Instrument No. 20240422-0028749, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20030715-0098680, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description; Restrictions of record in Book 1553, page 571, said Register's Office.

This is improved property known as 956 Tyne Boulevard, Nashville, Tennessee 37220.

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 9/3/24.

10/31/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

