Karen Johnson Davidson County
Batch# 1200403 DEEDQC
11/01/2024 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241101-0085037

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--. William H. Wade, Trustee, Affiant Subscribed and sworn to before me, this 1st day of November, 2024. Notary Public My Commission Expires:

DONALD G. PESSIS II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
William H. Wade and Tracy B. Wade, Trustees 101 Wentworth Avenue Nashville, Tennessee 37215	SAME	116 16 0B 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, **William H. Wade and wife, Tracy B. Wade,** 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 **William H. Wade and Tracy B. Wade, Trustees of the William & Tracy Wade Community Property Trust, established by the Revocable Trust Agreement of William H. Wade and Tracy B. Wade dated September 24, 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 November, 2024.

William H. Wade

Tracy B. Wade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Wade and Tracy B. Wade, 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 November, 2024.

My Commission Expires: _____

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 1 on the Plan of the Iroqois of Nashville of record in Book 6900, pages 61 and 62, as corrected by Surveyor's Certificate of Correction of record in Book 8475, page 511, Register's Office for said county, to which Plan reference is hereby made for a complete description.

Being the same property conveyed to William H. Wade and spouse, Tracy B. Wade, by deed from Catherine R. Sheridan, as surviving tenant by the entirety, of record as Instrument No. 20120502-0037365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for the current year, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, pages 61 and 62, as corrected by surveyors Certificate of Correction of record in Book 8475, page 511, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 101 Wentworth 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 11/1/24.

11/1/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of November, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

