Karen Johnson Davidson County
Batch# 1202470 DEEDQC
11/06/2024 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241106-0086467

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-- James Richard Stelling, Trustee, Affiant Subscribed and sworn to before me, this 28th 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:
James Richard Stelling and Elizabeth Stelling Bills, Trustees 5025 Hillsboro Pike Unit 19F Nashville, Tennessee 37215-3768	SAME	131 01 0D 164.00 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, **James Richard Stelling and wife, Penelope Virginia Perry Stelling**, 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 **James Richard Stelling and Elizabeth Stelling Bills, Trustees of the James & Penelope Stelling Living Trust, established by the Revocable Trust Agreement of James Richard Stelling and Penelope Virginia Perry Stelling dated October 28, 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 28th day of October, 2024.

James Richard Stelling

Penelope Virginia Perry Stelling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Richard Stelling and Penelope Virginia Perry Stelling, 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 28th 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 No. 164 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 19F.

Being the same property conveyed to James R. Stelling and wife, Penelope P. Stelling by deed from Georgetown of Nashville Limited Partnership, an Illinois limited partnership, acting by and through its General Partner, 5025 Hillsboro, Inc., of record in Book 5246, Page 845, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 5025 Hillsboro Homewoner's Association, of record in Book 5211, Page 325, and it sattendant By-Laws of record in Book 5211, page 345, respectively, in said Register's Office.

Further, this conveyance is given subject to:

1. The current years taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, and the above Master Deed and By-Laws.

3. Matters shown on Condominium Plat referred to above, together with easement for sanitary sewers and/or storm drainage improvement which were granted by the Metropolitan Government of Nashville and Davidson county, Tennessee, by instrument of record in Book 4308, page 575, Register's Office for said county.

James Richard Stelling and James R. Stelling are one and the same person. Penelope Virginia Perry Stelling and Penelope P. Stelling are one and the same person.

This is improved property known as 5025 Hillsboro Pike Unit 19F, Nashville, Tennessee 37215-3768.

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 10/28/24.

11/6/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of November, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

