Karen Johnson Davidson County
Batch# 1217157 DEEDQC
12/17/2024 10:26:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241217-0097803

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-2-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Mark W. Price, Trustee, Affiant

Subscribed and sworn to before me, this 3rd day of December, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Mark W. Price and Rachel S. Price, Trustees 403 West Tyne Drive Nashville, Tennessee 37205	SAME	130 05 0 140.00

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, **Mark W. Price and wife, Rachel S. Price**, 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 **Mark W. Price and Rachel S. Price, Trustees of the JANOCT Living Trust, established by the Revocable Trust Agreement of Mark W. Price and Rachel S. Price dated December 3, 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 3rd day of December, 2024.

Mark W. Price

Rachel S. Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark W. Price and Rachel S. Price, 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 3rd day of December, 2024.

My Commission Expires: _____

CHARLES NEELY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Three tracts of land lying in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Being Lot No. 7 and the northwesterly part of Lot No. 6 of Block 1 on the Plan of Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of West Tyne Drive, formerly Loch in Lane, 50 feet North of the comer of Lot Nos. 5 and 6, said point being the northeast comer of Tract No. 1 of the land conveyed to E. Palmer Jones and wife, by deed from Sara D. Sexton of record in Book 2198, page 501, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, northwesterly 300 feet, to a point at the corner of Lot Nos. 7 and 8; thence with the line between said lots, southwesterly 158 feet to a point; thence southerly 297 feet along the line of Lot Nos. 9 and 10, to the northwest comer of the Jones Lot, above mentioned, thence with Jones' line, northeasterly 222 feet to the point of beginning.

Tract 2:

Being a parcel of land in the easterly side of West Tyne Drive, formerly Lochin Lane, being a part of Block F on the Map of Belle Meade Subdivision No. 2 of record in Book 421, page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of West Tyne Drive, formerly Loch in Lane, at a point which would be established by the extension of the line between Lot Nos. 6 and 7 of Block 1, of the Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, if extended; thence in an easterly direction along the said line, if extended, 40 feet, more or less, to the center line of Richland Creek; thence with the center line of said Creek, southerly 100 feet, more or less, to a point at the northeast comer of the land conveyed to E. Palmer Jones and wife, by deed from Sara D. Sexton, of record in Book 2198, page 501, Register's Office for Davidson County, Tennessee; thence westerly along Jones' line 40 feet, more or less, to a point in the easterly margin of said Drive; thence with the margin of the same, northerly 100 feet, more or less, to the point of beginning.

Tract 3:

Being a triangular parcel of land in the City of Belle Meade, Second Civil District, Thirty-fourth Councilmanic District, Davidson County, Tennessee, being the southern portion of Lot 6 of Block 1, on the map of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, located on the westerly side of West Tyne Drive between Nichol Lane and Belle Meade Boulevard, and being more particularly described as follows:

Beginning at an iron rod (old) in the westerly right-of-way of West Tyne Drive, said rod being approximately 670 feet southerly from the centerline of Nichol Lane as measured along said right-of-way. Said rod is further described as being the common front corner of Lots 5 and 6, shown on said heretofore referenced map;

Thence leaving said right-of-way with a severance line crossing said Lot 6, S 79 degrees 35 minutes 48 seconds, West 214.80 feet to an iron rod (old) on the rear line of Lots 6 and 10;

Thence leaving said rear line with a severance line crossing said Lot 6, described in Book 8261, page 216, and Book 8263, page 804, Register's Office for Davidson County, Tennessee, N 66 degrees 36 minutes 20 seconds East, 222.05 feet to a point in the westerly right-of-way of said West Tyne Drive;

Thence with said right-of-way in a southerly direction with a curve to the left, 50.00 feet to an iron rod (old) the Point of Beginning.

Being the same property conveyed to Mark W. Price and Rachel S. Price, husband and wife, by deed from George E. Mudter, Jr., Trustee of the Magnolia Trust, of record as Instrument No. 20160601-0055249, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the current year which have been prorated and assumed by Grantee.

2. Belle Meade City taxes for current year, which have been prorated and assumed by Grantee.

3. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 1644, page 373, Register's Office for Davidson County, Tennessee.

6. Water Rights Agreement of record in Book 1255, page 580, Register's Office for Davidson County, Tennessee.

7. Easements for the flow of Richland Creek across the subject premises.

8. Terms and provisions of boundary line agreement recorded in Instrument No. 20031124-0170329, Register's Office for Davidson County, Tennessee.

This is improved property known as 403 West Tyne Drive, 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 12/3/24.

12/17/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of December, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

