Karen Johnson Davidson County
Batch# 1228496 DEEDQC
01/21/2025 11:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004442

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--. George Matthew Maroney Affiant Subscribed and sworn to before me this 3rd day of January, 2025. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
George Matthew Maroney, Trustee 707 Clematis Drive Nashville, Tennessee 37205	SAME	115 02 0 078.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **George Timothy Maroney and wife, Nancy Smith Maroney**, hereby remise, release and quitclaim all of their right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **George Matthew Maroney, Trustee of the Maroney Family Trust dated January 3, 2025**, and to his

successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

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 January, 2025.

George Timothy Maroney

Nancy Smith Maroney

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 George Timothy Maroney and Nancy Smith Maroney, 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 January, 2025.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

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

Being lot No. 148 on the Plan of Section III, Crestmeade, as of record in Book 2331. Page 150, Register's Office for said County.

Said Lot No. 148 fronts 123 feet on the westerly margin of Clematis Drive and runs back 370 feet on the southerly side and 280 feet on the northerly side of a dead line in the rear on which it measures 152.8 feet.

Being the same property conveyed to George Timothy Maroney and wife, Nancy Smith Maroney, by deed from Bradley C. Diner and spouse, Karen Keyes Diner, of record in Book 900, page 282, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenant contained in instrument of record in Book 2602, Page 129, said Register's Office.

This is improved property known as 707 Clematis 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 1/3/25.

1/21/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of January, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

