Karen Johnson Davidson County
Batch# 1236904 DEEDQC
02/13/2025 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250213-0011091

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 4th day of February, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Melissa Jane Wert, Trustee 701 Crescent Road Nashville, TN 37205	SAME	Map 116-4 Parcel 121

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, **Melissa Jane Wert**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **Melissa Jane Wert, Trustee of the Melissa Jane Wert Living Trust, established by the Revocable Trust Agreement of Melissa Jane Wert dated February 4, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 4th day of February, 2025.

Melissa Jane Wert

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 Melissa Jane Wert, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of February, 2025.

My Commission Expires:

ALICE M. SHANNON 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, being part of Lot No. 20 on the Plan of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County, more particularly described as follows:

Beginning at a point on the easterly margin of Crescent Road, formerly Wildwood Avenue, at the corner of Lot Nos. 19 and 20; thence with the line between said Lot Nos. 19 and 20, eastwardly 114.8 feet to a point in the western boundary line of Lot No. 8 on said plan; thence with the western boundary line of said Lot No. 8, northwardly 17.2 feet to a point in the southerly boundary line of a part of Lot No. 20 conveyed to Albert Rosenfeld by deed from A.K. Head and wife, of record in Book 1644, page 473, said Register's Office; thence with the southern boundary line of said Rosenfeld's lot, westwardly 7 feet to Rosenfeld's southwest corner; thence with Rosenfeld's western boundary line, northwardly 73 feet, more or less, to the corner of Lot Nos. 20 and 21; thence with the line between said Lot Nos. 20 and 21, westwardly 102.2 feet to a point on the easterly margin of said Crescent Road; thence with the easterly margin of said Road, southwardly 83 feet to the beginning.

Being the same property conveyed to Melissa J. Wert, a single person, by deed from James J. Wert and wife, Jane T. Wert, of record in Book 8807, Page 895 in the Register's Office of Davidson County, Tennessee.

Melissa Jane Wert and Melissa J. Wert are one and the same person.

This is improved property known as 710 Crescent Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 February 4, 2025.

February 13, 2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of February, 2025.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

