Karen Johnson Davidson County
Batch# 1244689 DEEDQC
03/10/2025 01:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250310-0017876

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--. Affiant Subscribed and sworn to before me, this 7th day of March, 2025. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Stephen R. B. Rixham and Margaret C. Rixham, Trustees 128 Abbottsford Nashville, Tennessee 37215	SAME	117 13 0B 035.00

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, **Stephen R. B. Rixham and Margaret C. Rixham**, a married couple, 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 **Stephen R. B. Rixham and Margaret C. Rixham, Trustees of the Stephen & Margaret Rixham Living Trust, established by the Revocable Trust Agreement of Stephen R. B. Rixham and Margaret C. Rixham dated March 7, 2025**, 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 7th day of March, 2025.

Stephen R. B. Rixham

Margaret C. Rixham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen R. B. Rixham and Margaret C. Rixham, 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 7th day of March, 2025.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

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

being Lot No. 128 on the Plan of Phase One of Abbottsford, a Planned Unit Development ofrecord in Book 6250, pages 419 through 421, inclusive, amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Margaret Rixham and Steve Rixham, a married couple, by deed from J&B Realty Holdings LLC, a Tennessee limited liability company, of record as Instrument No. 20230320-0020007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters ofrecord, including all items set out on any applicable plat ofrecord; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Stephen R. B. Rixham and Steve Rixham are one and the same person. Margaret C. Rixham and Margaret Rixham are one and the same person.

This is improved property known as 128 Abbottsford, 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 3/7/25.

3/10/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

