Karen Johnson Davidson County
Batch# 1245708 DEEDQC
03/11/2025 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250311-0018202

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--.

Michael Albert Conrad, Trustee, Affiant

Subscribed and sworn to before me, this 10th day of October, 2024.

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:
Michael Albert Conrad and Karen Skinner Conrad, Trustees 1425 Ann Street Nashville, Tennessee 37216	SAME	72 11 225.00

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, **Michael Albert Conrad and wife, Karen Skinner Conrad**, 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 **Michael Albert Conrad and Karen Skinner Conrad, Trustees of the Conrad Family Trust, established by the Revocable Trust Agreement of Michael Albert Conrad and Karen Skinner Conrad dated October 10, 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 10th day of October, 2024.

Michael Albert Conrad

Karen Skinner Conrad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Albert Conrad and Karen Skinner Conrad, 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 10th day of October, 2024.

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

Lot 3 of T.E. Guthries UNRECORDED SUBDIVISION of Lots Nos. 58 and 59 on the plan of W.J. Myers Subdivision Maxey's Addition to Brownsville, of record in Book 332, page 66, Register's Office for Davidson County, Tennessee.

Said Lot 58 fronting 50 feet on the east side of Pennington Avenue, Lot 59 fronts 70 feet on the east side of Pennington, both lots extend back between parallel lines 150 feet to an alley in the rear. The south line of Lot 59 being the north line of Ann Street, said two lots have been resubdivided by the said T.E. Guthries so as to make three lots fronting on Ann Street of 50 feet each. The said 3 lots are numbered consecutively 1, 2, & 3 beginning at Pennington Avenue, making Lot No. 3 herein conveyed front 50 feet on the north side of Ann Street and extend back between parallel lines 120 feet to a dead line, the east line of lot 3 being along the west margin of said alley.

Being the same property conveyed to Michael Conrad and Karen S. Conrad by deed from Brandy Elyse Webb Leach, married, of record as Instrument No. 20151007-0102225, Register's Office for Davidson County, Tennessee.

Michael Conrad and Michael Albert Conrad are one and the same person. Karen Skinner Conrad and Karen S. Conrad are one and the same person.

This is improved property known as 1425 Ann Street, Nashville, Tennessee 37216.

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 10/10/24.

3/11/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

