Karen Johnson Davidson County
Batch# 1251963 DEEDQC
03/25/2025 12:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250325-0022272

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, 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--. Kelly Hollister Affiant Subscribed and sworn to before me, this 20th day of March, 2025. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
David Hollister and Kelly Hollister, Trustees 3220 Lakeshore Drive Old Hickory, Tennessee 37138	SAME	054 09 0 033.00 054 09 0 034.00

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, **David Hollister and Kelly Hollister**, husband and wife, 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 **David Hollister and Kelly Hollister, Trustees of the David & Kelly Hollister Living Trust, established by the Revocable Trust Agreement of David Hollister and Kelly Hollister dated March 12, 2020**, 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 20th day of March, 2025.

David Hollister

Kelly Hollister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Hollister and Kelly Hollister, 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 20th day of March, 2025.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-26

Notary Public

EXHIBIT A

Legal Description

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

054 09 0 033.00
3218 LAKESHORE DRIVE, OLD HICKORY, TENNESSEE 37138

TRACT 1
A certain tract or parcel of land in Davidson County, Tennessee, described as being the northerly part of Lot No. 11, Section 2 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's Property known as Dupontonia, as of record in Book 843, Page 56, R.O.D.C. Tennessee, described as follows: Beginning in the center of Lakeshore Drive, formerly Pitts Avenue at the northeast corner of the property conveyed to Irma G. Gross by deed from Life and Casualty Insurance Co. of Tennessee Inc., of record in Book 1020, Page 196, said Register's Office; thence south 76 degrees 25' west a distance of 717.6 feet to the easterly line of Lot No. 9; thence with said line north 6 degrees 13' east 186 feet to the corner of lots 1 O and 11; thence with the line between said two lots north 78 degrees 36' east 662. 7 feet to the center of Lakeshore Drive; thence with said Drive south 10 degrees 40' east 150 feet to the beginning; containing 2.584 acres, more or less.

Being the same property conveyed to Dave Hollister and Kelly Hollister, husband and wife, by deed from Lee Roy Kemp and wife, Betty Kemp, of record as Instrument No. 20140730-0067801 Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 843, Page 56, said Register's Office.

Gas/Mechanical, Electrical, or Plumbing Permit of record in Book 10977, Page 747, said Register's Office.

County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

Right-of-Way for Lakeshore Drive, as much as therein may lie.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

All matters shown on the survey dated December 7, 1978 by R. L. Montoya-Land Surveying. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

David Hollister and Dave Hollister are one and the same person.

This is improved property known as 3220 Lakeshore Drive, Old Hickory, Tennessee 37138

054 09 0 034.00
3220 LAKESHORE DRIVE, OLD HICKORY TENNESSEE 37138

TRACT 2

A certain tract of parcel of land in Davidson County, Tennessee, described as being the Southerly half of Lot No. 11 on the Plan of the Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's Property known as Dupontonia, as of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee and more particularly described according to a survey by R.L. Montoya-Land Surveying dated December 7, 1978 as follows: Beginning at an iron pin in the Westerly margin of Lakeshore Drive, formerly Pitts Avenue, approximately 1,950.8 feet northeast of the intersection of Old Hickory Boulevard and Lakeshore Drive, said point also being the Northeast corner of the John B. Porter property as of record in Book 4673, Page 50, R.O.D.C., Tennessee, Lot NO. 12 of said subdivision and is the Southeast corner of this described tract; thence leaving the Westerly margin of Lakeshore drive with Porters Northerly property line South 77 degrees 05' 18" West 739.60 feet to an existing fence post, said point being the Southeast corner of the Anita S. Page property as of record in Book 2022, Page 103, R.O.D.C., Tennessee and is the common corners of Lots No. 9, 11, 12 and 14 of said subdivision; thence with Pages Easterly property line and Rebecca Ramsey Easterly property line as of record in Book 3218, Page 485, R.O.D.C., Tennessee North 7 degrees 09' 22" East 164.36 feet to an existing fence post, said point being the Southwest corner of the Lee Roy Kemp property as of record in Book 3769, Page 445, R.O.D.C, Tennessee known as the Northerly half of Lot No. 11 of said subdivision; thence with Kemps Southerly property line North 77 degrees 27' 18" East 690.03 feet to an iron pin in the Westerly margin of Lakeshore Drive; thence with the Westerly margin of said drive South 9 degrees 58' 02" East 150.16 feet to the point of beginning, containing 2.50 acres, more or less.

Being the same property conveyed to Dave Hollister and wife, Kelly Hollister by deed from Lee Roy Kemp and wife, Betty Kemp, of record as Instrument No. 20140730-0067800, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 843. Page 56. said Register's Office.

Gas/Mechanical. Electrical. or Plumbing Permit of record in Book 10977. Page 747. said Register's Office.

County of Davidson taxes for the year 2014 and subsequent years. a lien not yet ascertainable. due or payable.

Right-of-way for Lakeshore Drive. as much as therein may lie.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

All matters shown on the survey dated December 7. 1978 by R. L. Montoya-Land Surveying.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility. sewer. drainage and other easements of record. (3) all subdivision/condominium assessments. covenants. bylaws. restrictions. declarations and easements of record. (4) building restrictions. and (5) other matters of public record.

David Hollister and Dave Hollister are one and the same person.

This is improved property known as 3220 Lakeshore Drive, Old Hickory, Tennessee 37138.

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 3/20/25.

3/25/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

