Karen Johnson Davidson County
Batch# 1252326 DEEDQC
03/26/2025 12:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250326-0022705

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 Kenneth Fant III, Trustee, Affiant Subscribed and sworn to before me, this 30th day of January, 2025. Notary Public My Commission Expires: 11/2026

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-6-26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
George Kenneth Fant III and Chastity Danielle Fant, Trustees 824 Templeton Drive Nashville, Tennessee 37205	SAME	102 11 0 040.00

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, **George Kenneth Fant III and wife, Chastity Danielle Fant**, 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 **George Kenneth Fant III and Chastity Danielle Fant, Trustees of the George & Chastity Fant Living Trust, established by the Revocable Trust Agreement of George Kenneth Fant III and Chastity Danielle Fant dated January 30, 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 30th day of January, 2025.

George Kenneth Fant III

Chastity Danielle Fant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Kenneth Fant III and Chastity Danielle Fant, 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 30th day of January, 2025.

My Commission Expires: _____

Notary Public

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

EXHIBIT A

Legal Description

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

Being Lot No. 383 on the Plan of Brook Meade, Section X, as of record in Book 2331, Page 135, Register's Office for Said County.

Said Lot No. 383 fronts 150.0 feet on the westerly side of Templeton Drive, and runs back between lines, 346.8 feet on the northerly line and 380.8 feet on the southerly line, to a dead line in the rear measuring 139.9 feet on said dead line.

Being the same property conveyed to George Kenneth Fant III and wife, Chastity Danielle Fant by deed from James E. Dillingham and Vickie L. Dillingham, husband and wife, of record as Instrument No. 20230331-0023351, Register's Office for Davidson County, Tennessee.

This is improved property known as 824 Templeton 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 1/30/25.

3/26/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

