Karen Johnson Davidson County
Batch# 1252564 DEEDQC
03/27/2025 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250327-0022991

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 14th day of March, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Susan McDonald, Trustee 398 Glen West Drive Nashville, Tennessee 37215	SAME	117 15 0G 016.00

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, **Susan McDonald**, 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 **Susan McDonald, Trustee of the Susan McDonald Living Trust, established by the Revocable Trust Agreement of Susan McDonald dated March 14, 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 14th day of March, 2025.

Susan McDonald

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 Susan McDonald, 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 14th day of March, 2025.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

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

Being Lot 16, PHASE TWO, FIRST REVISION, THE GLEN ECHO, as shown on plat of record in Instrument No. 20080104-00010157, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan McDonald, by deed from Anchor Investments, LLC, a Tennessee limited liability company, of record as Instrument No. 20100630-0051237, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservation, easements and other matters shown on the play of PHASE TWO, FIRST REVISION, THE GLEN ECHO, as recorded in Plat Book 1424, Page(s) 52 and Instrument Nos. 20071102-0129357, 20071226-0147163 and 20080104-0001057; Convenants, Conditions and Restrictions recorded in Instrument No. 20070126-0010692 as amended by First Amendment recorded at Instrument No. 20070726-0088889 and by Second Amendment recorded at Instrument No. 20080423-0041434 and Third Amendment recorded at Instrument No. 20100126-0006580 and Fourth Amendment recorded at Instrument No. 20100407-0026268; Charter of Glen Echo Homeowners' Association recorded at Instrument No. 20070129-0011476; Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060920-0116531, 20061017-0128854 and 20070312-0029675; Covenants, Conditions and Restrictions recorded in Book 1542, Page 340, Book 1577, Page 467 and Book 1577 Page 469; Conveyance of Open Space Homeowners' Association recorded at Instrument No. 20091221-0115870.

This is improved property known as 398 Glen West Drive, 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 3/14/25.

3/27/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

