Karen Johnson Davidson County
Batch# 1252569 DEEDQC
03/27/2025 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250327-0022998

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 18th day of March, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2025

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Roger Charles Lind, Jr. and Susan Parkes Lind, Trustees 234 Leonard Avenue Nashville, Tennessee 37205	SAME	104 13 0 071.00

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 Parkes Lind, Trustee of the Susan Parkes Lind Living Trust, established by the Revocable Trust Agreement of Susan Parkes Lind dated March 25, 2004**, 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 by the Grantor, hereby remises, releases and quitclaim 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 **Roger Charles Lind, Jr. and Susan Parkes Lind, Trustees of the Charles & Susan Lind Living Trust, established by the Revocable Trust Agreement of Roger Charles Lind, Jr. and Susan Parkes Lind dated March 18, 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 18th day of March, 2025.

Susan Parkes Lind, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Parkes Lind, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th 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 Davidson County, Tennessee, more particularly described as follows:

Lot No. 22 on the Plan of Myrtlewood of Bransford Realty Company's Subdivision of part of the S. W. Berger Property, of record in Book 547, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 22, which is a corner lot, fronts 137 feet on the easterly margin of Leonard Avenue and fronts 252.3 feet on the northwesterly margin of Rolland Avenue, said (sic) and extends back 213.6 feet on the northerly line to a point of intersection.

Being the same property conveyed to Susan Parkes Lind, Trustee of the Susan Parkes Lind Living Trust dated March 25, 2004, by deed from Susan Parkes Lind, of record as Instrument No. 20041018-0125085, Register's Office for Davidson County, Tennessee.

This is improved property known as 234 Leonard Avenue, 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 3/18/25.

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)

