Karen Johnson Davidson County
Batch# 1252574 DEEDQC
03/27/2025 11:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250327-0023006

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--

Wesley James Blaylock, Trustee, Affiant

Subscribed and sworn to before me, this 7th day of March, 2025.

Notary Public

My Commission Expires: _____

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Wesley James Blaylock and Laura Jeanne Veltz, Trustees 1301 Shelton Avenue Nashville, Tennessee 37216	SAME	061 12 0 080.00

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, **Wesley James Blaylock and wife, Laura Jeanne Veltz**, 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 **Wesley James Blaylock and Laura Jeanne Veltz, Trustees of the Wesley Blaylock & Laura Veltz Living Trust, established by the Revocable Trust Agreement of Wesley James Blaylock and Laura Jeanne Veltz dated March 7, 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 7th day of March, 2025.

Wesley James Blaylock

Laura Jeanne Veltz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley James Blaylock and Laura Jeanne Veltz, 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 7th day of March, 2025.

My Commission Expires: _____

JEFFREY MOSLEY
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 No. 99 on the Plan of Eastdale Place, a subdivision of part of Lot 4 on the William Williams Land of record in Plat Book 54 7, Page 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wesley Blaylock and Laura J. Veltz, husband and wife, by deed from Leah Cameron Deloria, FKA Leah Cameron, married, of record as Instrument No. 20190325-0026940, Register's Office for Davidson County, Tennessee.

Wesley James Blaylock and Wesley Blaylock are one and the same person. Laura Jeanne Veltz and Laura J. Veltz are one and the same person.

This is improved property known as 1301 Shelton Avenue, 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 3/7/25.

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)

