Karen Johnson Davidson County
Batch# 1265853 DEEDQC
04/30/2025 08:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250430-0033167

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & 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-. Kari L. Lindsey Kari Lynne Lindsey, Affiant Subscribed and sworn to before me, this 17th day of April, 2025. Annette Hayes Notary Public My Commission Expires: [illegible]

ANNETTE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Kari Lynne Lindsey, Trustee 605 Bloomfield Way Brentwood, TN 37027	SAME	181-02-0B 021.00CO 161-11-0C-015.00 CO 171-12-A-12CO 06DU-83600

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, **Kari Lynne Lindsey**, 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 spouse, 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 **Kari Lynne Lindsey, Trustee of the Kari Lynne Lindsey Living Trust, established by the Revocable Trust Agreement of Kari Lynne Lindsey dated April 17, 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 17th day of April, 2025.

Kari L Lindsey

Kari Lynne Lindsey

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 Kari Lynne Lindsey, 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 17th day of April, 2025.

My Commission Expires: Nov. 3rd, 2025

Annette Mayes

Notary Public

ANNETTE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Map-Parcel No.: 181-02-0B 021.00CO

LAND in Davidson County, Tennessee being Lot No. 21 on the Final Plat of Section Two, Sugar Valley Place, SP Development, a Planned Unit Development, of record in Instrument No. 20140721-0064617, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kari Lindsey by deed from Yazdian Development Group, Inc., a Tennessee Corporation, of record as Instrument No. 20150529-0049867, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley Place, of record in Instrument No. 2014072F0064617, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Kari Lynne Lindsey and Kari Lindsey are one and the same person.

This is improved property known as 6705 Sunnywood Drive, Nashville, TN 37211.

Map-Parcel No.: 161-11-0C-015.00 CO

Land in Davidson County, Tennessee, being Lot 303, PHASE 4, RESUBDIVISION OF LOT l, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6900, Page 471, 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 Kari L. Lindsey by deed from Helen G. Hannah, of record as Instrument No. 20160701-0067388, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matte.rs set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson truces for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, conditions, reservations, easements and other matters shown on the plat of PHASE 4, RESUBDIVISION OF LOT 1, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6900, Page(s) 471, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7231, Page 789 and Book 7472, Page 108, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Villages of Brentwood Homeowner's Association recorded in Book 6158, Page 352, amended in Book 7519, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 727 and Book 8163, Page 593.

f. Easement for Piedmont Natural Gas Co., recorded in Instrument No. 20130419-0039360.

g. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6730, Page 508.

h. Conveyance of common area/open space recorded in Book 7397, Page 382 and Book 7397, Page 384.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.

Kari Lynne Lindsey and Kari L. Lindsey are one and the same person.

This is improved property known as 330 Yorkshire Circle, Nashville, TN 37211.

Map-Parcel No.: 171-12-A-12CO 06DU-83600

Land in Davidson County, TN. being Lot No. 12 on the Plan of Section One Addition to Brelan Park at Saddlewood. of record in Book 7900. pages 788 and 789. Register's Office for Davidson County, TN. to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kari Lynne Lindsey by deed from Jerry Hugh Lindsey, of record as Instrument No. 20000118-0005411, Register's Office for Davidson County, Tennessee.

This is improved property known as 605 Bloomfield Way, Brentwood, TN 37027.

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 April 17, 2025.

April 29, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

