Karen Johnson Davidson County
Batch# 1281957 DEEDQC
06/06/2025 10:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250606-0044613

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

EMILY HARVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Nancy Ann Martin Tice
Affiant

Subscribed and sworn to before me, this 5th day of June, 2025.

Notary Public

My Commission Expires: 01-11-26

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Nancy Ann Martin Tice, Trustee 6005 Sherwood Drive Nashville, Tennessee 37215	SAME	158 04 0 006.00

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, **Nancy Ann Martin Tice**, 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 **Nancy Ann Martin Tice, Trustee of the Nancy Ann Martin Tice Living Trust, established by the Revocable Trust Agreement of Nancy Ann Martin Tice dated June 5, 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 5th day of June, 2025.

Nancy Ann Martin Tice

Nancy Ann Martin Tice

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 Nancy Ann Martin Tice, 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 5th day of June, 2025.

My Commission Expires: _____

EMILY HARVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-11-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 465 on the Plan of Hillsboro Park, Section Six, as of record in Book 2663, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard A. Tice and wife, Nancy M. Tice, by deed from B.G. McCarter and wife, Ruby McCarter, of record in Book 6590, page 742, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Nancy Ann Tice by deed from Richard Allen Tice, II, of record in Book 9102, page 916, Register's Office for Davidson County, Tennessee.

Nancy Ann Martin Tice, Nancy Ann Tice, and Nancy M. Tice are one and the same person.

This is improved property known as 6005 Sherwood 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 June 5, 2025.

06/06/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of June, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

