Karen Johnson Davidson County
Batch# 1284442 DEEDQC
06/13/2025 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0046408

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-- Richard F. Byrd, Trustee, Affiant Subscribed and sworn to before me, this 11th day of June, 2025. Notary Public My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Richard F. Byrd and Cheryl Lynn Byrd, Trustees 1509 Clairmont Place Nashville, Tennessee 37215	SAME	117 12 0 124.00

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, **Richard F. Byrd and wife, Cheryl Lynn Byrd**, 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 **Richard F. Byrd and Cheryl Lynn Byrd, Trustees of the Richard & Cheryl Byrd Living Trust, established by the Revocable Trust Agreement of Richard F. Byrd and Cheryl Lynn Byrd dated June 11, 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 11th day of June, 2025.

Richard F. Byrd

Cheryl Lynn Byrd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard F. Byrd and Cheryl Lynn Byrd, 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 11th day of June, 2025.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 4 on the plan of Block C, Clairmont Subdivision of record in Plat Book 974, Page 8, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Richard F. Byrd and wife, Cheryl Lynn Byrd by deed from K. Thomas Sidwell, Trustee, of record as Instrument No. 20070820-0099280, Register's Office for Davidson County, Tennessee.

This is improved property known as 1509 Clairmont Place, 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 11, 2025.

June 12, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of June, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

