Karen Johnson Davidson County
Batch# 1289838 DEEDQC
06/25/2025 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250625-0049978

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--.

William John Shreffler
Affiant

Subscribed and sworn to before me, this 24th day of June, 2025.

Notary Public
My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
William John Shreffler and Connie Lewis Shreffler, Trustees 3509 Richland Avenue Nashville, Tennessee 37205	SAME	104 05 0 406.00

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, **William John Shreffler and wife, Connie Lewis Shreffler**, 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 **William John Shreffler and Connie Lewis Shreffler, Trustees of the William & Connie Shreffler Living Trust, established by the Revocable Trust Agreement of William John Shreffler and Connie Lewis Shreffler dated June 24, 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 24th day of June, 2025.

William John Shreffler

William John Shreffler

Connie Lewis Shreffler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William John Shreffler and Connie Lewis Shreffler, 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 24th 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 lying in Davidson County, Tennessee, more particularly described as follows:

The easterly 50 feet of the westerly 55 feet of Lot No. 66 in Block No. 3 Richland Realty Company's First Subdivision, Division "A", a plan of which is of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee, showing the same divided into blocks but not showing the subdivision of the blocks into small lots.

According to a printed copy of an unregistered Plan subdividing said blocks into small lots, said part of Lot No. 66 is described as follows:

Beginning on the southerly margin of Richland Avenue 5 feet easterly from the corner of Lots No. 64 and 66 on said Plan; thence southerly parallel with and 5 feet easterly from the line between said 2 lots 192 feet, more or less, to the northerly margin of a 12-foot alley; thence easterly with said alley 50 feet; thence northerly parallel wit the first line 191-1/2 feet, more or less, to the southerly margin of said Avenue; thence with the southerly margin of said Avenue westerly 50 feet to the beginning.

Being the same property conveyed to William J. Shreffler and wife, Connie L. Shreffler by deed from Susan L. Bates, and spouse, Guy Edward Bates, Jr., of record, in Book 10137, page 920, Register's Office for Davidson County, Tennessee.

William John Shreffler and William J. Shreffler are one and the same person. Connie Lewis Shreffler and Connie L. Shreffler are one and the same person.

This is improved property known as 3509 Richland 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 June 24, 2025.

06/25/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of June, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

