Karen Johnson Davidson County
Batch# 1301013 DEEDQC
07/23/2025 12:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250723-0058309

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 23rd **day of July, 2025.**

Notary Public

My Commission Expires: 01-11-26

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Joseph K. Dughman, Trustee 404 Leake Avenue Nashville, Tennessee	-SAME-	117 04 0 173.00 117 04 0 288.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Joseph K. Dughman, Trustee of the 2804 Belmont Boulevard Trust dated January 4, 2024** (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the termination and distribution of the Trust upon the death of its grantor, hereby releases, remises and quitclaims unto **Joseph K. Dughman, Trustee of the Peggy C. Dughman Living Trust dated April 14, 2023**, all right, title and interest of the Trust in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 the 23rd day of July, 2025.

Joseph K. Dughman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph K. Dughman, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of July, 2025.

My Commission Expires: _____

Notary Public

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

EXHIBIT A

Legal Description

Map-Parcel Numbers: 117 04 0 173.00

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

Being the southerly 88 feet of Lot No. 4 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 fronts 88 feet on the westerly side of Belmont Boulevard and runs back between parallel lines, with the northerly margin of Wildwood Avenue, 180 feet to an alley.

Being the same property conveyed to Joseph K. Dughman, Trustee of the 2804 Belmont Boulevard Trust dated January 4, 2024, from Peggy C. Dughman of record as instrument number 20240111-0002380, Register's Office for Davidson County, Tennessee.

This is improved property known as 2713 Belmont Boulevard, Nashville, Tennessee 37212.

Map-Parcel Numbers: 117 04 0 288.00

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

Being Lots No. 58 and 59 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 58 fronts 60 feet on the easterly side of Belmont Boulevard and runs back between parallel lines 160 feet to an alley.

SAID Lot No. 59 fronts 75 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, with the northerly margin of Kirkwood, formerly Augusta Avenue, 160 feet to an alley.

Being the same property conveyed to Joseph K. Dughman, Trustee of the 2804 Belmont Boulevard Trust dated January 4, 2024, from Peggy C. Dughman of record as instrument number 20240111-0002381, Register's Office for Davidson County, Tennessee.

This is improved property known as 2804 Belmont Boulevard, Nashville, Tennessee 37212.

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 **July 23, 2025**.

July 23, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **23rd** day of **July**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

