Karen Johnson Davidson County
Batch# 1303559 DEEDQC
07/30/2025 11:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250730-0060152

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--. _____ Affiant Subscribed and sworn to before me, this 28th day of July, 2025. _____ Notary Public My Commission Expires: _____

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Mobley, Trustee 2319 Crestmoor Road Nashville, Tennessee 37215	SAME	096 05 0 133.00

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, **Clifford O. Richmond**, hereinafter called 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 **Jeffrey Mobley, Trustee of the 229 DPN Trust dated July 28, 2025**, and to his 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 28th day of July, 2025.

Clifford O. Richmond

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 Clifford O. Richmond, 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 28th day of July, 2025.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

EXHIBIT A

Legal Description

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

Being Lot 1, RESUBDIVISION OF HERBERT D. GENTRY LAND, as shown on plat of record in Plat Book 5210, Page 58, 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 Clifford O. Richmond by deed from Karen Renee Gentry Shelton and Herbert D. Gentry, Jr., of record as Instrument No. 20170110-0002945, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the current year and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDMSION OF HERBERT D. GENTRY LAND, as recorded in Plat Book 5210, Page(s) 58.

Easement(s) recorded in Book 2487, Page 533 and Book 3987, Page 147.

Easement set out in Book 2448, Page 285.

Right of Way Deed recorded in Book 3459, Page 72.

Agreement(s) for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 5291, Page 657 and Book 5391, Page 389.

This is improved property known as 229 Donelson Pike, Nashville, Tennessee 37214.

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 28, 2025.

07/30/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of July, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

