Karen Johnson Davidson County
Batch# 1316583 DEEDQC
08/29/2025 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250829-0069404

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

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 August, 2025.

Notary Public
My Commission Expires:

ALICIA M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Marion Carr Lynn and/or Sandra Kay Lynn, Trustees 5480 Dividing Ridge Road Goodlettsville, Tennessee 37073	SAME	083 08 0 050.00

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, **Sandra Kay Lynn**, 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 and the Grantor's spouse,

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 **Marion Carr Lynn and/or Sandra Kay Lynn, Trustees of The Lynn Revocable Living Trust, established by the Revocable Trust Agreement of Marion Carr Lynn and Sandra Kay Lynn dated December 5, 2003**, 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 my hand this 28th day of August, 2025.

Sandra Kay Lynn

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 Sandra Kay Lynn, 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 August, 2025.

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

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

Being Lots Nos. 54 and 55 on the Plan of Rosewood Heights, Section II, as of record in Book 2133, page 57, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Henry G. Gregory and wife, Pearl G. Gregory, by deed from Suburban Properties, Inc., a Tennessee corporation, of record in Book 2280, page 159, Register's Office for Davidson County, Tennessee.

Henry G. Gregory died on October 13, 2002.

Pearl Mae Gregory, also known as Pearl G. Gregory, subsequently died on July 6, 2014. Her entire interest in the subject property vested in her sole heir-at-law, Sandra Kay Lynn, as evidenced by a certain Affidavit of Heirship, of record as Instrument No. 20220923-0105906, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2153, page 534, Register's Office for Davidson Cunty, Tennessee, and the plan of record in Book 2133, page 57, which shows an Owner's Certificate, certain easements and set-back lines.

This is improved property known as 808 Crescent Hill Place, Nashville, Tennessee 37206.

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 August 28, 2025.

08/29/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

