Karen Johnson Davidson County
Batch# 1322818 DEEDQC
09/16/2025 11:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250916-0073820

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, 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 16th day of September, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Mynatt E. Hubbard, Trustee 629 Des Moines Drive Hermitage, TN 37076	SAME	075 07 0 064.00 074 16 0 040.00

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, **Mynatt E. Hubbard**, 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, 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 **Mynatt E. Hubbard, Trustee of the Mynatt E. Hubbard Living Trust, established by the Revocable Trust Agreement of Mynatt E. Hubbard dated September 16, 2025**, as amended and restated from time to time, 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 16th day of September, 2025.

Mynatt E. Hubbard

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 Mynatt E. Hubbard, 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 16th day of September, 2025.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

629 Des Moines Drive, Hermitage, TN 37076 (075 07 0 064.00)

Being Lot No. 55 on the Plan of Tulip Grove Subdivision; Section II, of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 85.00 feet on the southerly margin of Des Moines Dive and runs back between lines measuring 325.40 feet on the westerly line and 309.80 feet on the easterly line to a dead line in the rear measuring 86.46 feet thereon.

Being the same property conveyed to Mynatt E. Hubbard and wife, Emma F. Hubbard, by deed from Johnson Homes, Inc., of record in Book 4191, Page 936, Register's Office for Davidson County, Tennessee.

Emma F. Hubbard died on March 15, 2023.

This is improved property known as 629 Des Moines Drive, Hermitage, TN 37076.

238 Bonnabrook Drive, Hermitage, TN 37076 (074 16 0 040.00)

Land in Davidson County, Tennessee, being Lot No. 435 on the Plan of Hermitage Hills, Section V, as of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mynatt E. Hubbard and Emma Hubbard, husband and wife, by deed from Richard D. Warner and wife, Allison Warner, of record as Instrument No. 20200722-0080513, Register's Office for Davidson County, Tennessee.

Emma Hubbard died on March 15, 2023.

This is improved property known as 238 Bonnabrook Drive, Hermitage, TN 37076.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 September 16, 2025.

09/16/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of September, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

