Karen Johnson Davidson County
Batch# 1329897 DEEDQC
10/03/2025 10:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251003-0078973

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 1st day of October, 2025. Notary Public My Commission Expires:

SARAH CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Jeffrey Mobley, Trustee 2319 Crestmoor Road Nashville, Tennessee 37215	SAME	117 09 0 031.00

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 3807 HDN Trust dated October 1, 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 1st day of October, 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 1st day of October, 2025.

My Commission Expires: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 21, 2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plat of Billington's Subdivision, as of record in Book 547, page 116, Register's Office for said County. Also being Lot No. 4 on the unrecorded plan of the re-subdivision of said Lot No. 3 and part of Lot No. 4 on the Plat of said Billington's Subdivision, described together according to a survey made by E. R. Southgate & Son Surveyors, May 15, 1947, as follows:

Beginning in the center of Hilldale Drive, at a point 494 feet 4 inches north of the intersection of the center line of said Drive and Abbott Martin Road; thence with the center of Hilldale Drive northwardly 200 feet; thence westwardly 232 feet; thence southwardly 233 feet to the corner of Lots 3 and 4 on the unrecorded plan of the re-subdivision of said Lot No. 3; thence with the line between Lots No. 3 and 4, eastwardly 237 feet to the beginning.

Being the same property conveyed to Clifford O. Richmond by deed from Stephen Komisar and Barbara L. Komisar, of record as Instrument No. 20081231-0123988, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) Current year's real property taxes which have been assumed by the grantee; and (b) all matters appearing on the plan of record in Book 547, page 116, said Register's Office.

This is improved property known as 3807 Hilldale Drive, Nashville, Tennessee 37215.

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 October 1, 2025.

10/03/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of October, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

