Karen Johnson Davidson County
Batch# 1334886 DEEDQC
10/16/2025 01:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251016-0082502

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & 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 3rd day of September, 2025. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Nibal Lindeberg, Trustee 1806 Warfield Drive Nashville, TN 37215	SAME	131-03-0-016.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Lars G. Lindeberg, a widower,** hereby remises, releases and quitclaims all of his right, title and interest, consisting of an undivided 40% tenant in common interest, in the tract or parcel of land described on Exhibit A attached hereto to **Nibal Lindeberg, Trustee of the Lindeberg Family Trust dated September 3, 2025**, and to

her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this 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 3rd day of September, 2025.

Lars G. Lindeberg

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 Lars G. Lindeberg, 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 3rd day of September, 2025.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in the Seventh, (formerly the Eleventh) Civil District of Davidson County, Tennessee, being part of Lot Nos. 5 and 6, on the Plan of the Subdivision of Phoebe Nicholson Heirs Property, as of record in Minute Book "J", Page 293, Chancery Court for Davidson County, Tennessee, and being Lot No. 8 in the George T. Hicks unrecorded Subdivision, and described according to a survey made by Clyde D. Anderson, Surveyor, September 1, 1952, as follows:

Beginning on the northerly margin of Warfield Drive at the southeast corner of the property conveyed to John B. McKinney and wife, by Deed from Donald L. Proctor and wife, as of record in Book 3221, Page 293, Register's Office for Davidson County, Tennessee; thence with said McKinney's eastern boundary line, northerly 215 feet; thence eastwardly 67 feet to the corner of Lots Nos. 5 and 9; thence with the line between said Lots Nos. 5 and 9 southwardly 215 feet to the northerly margin of Warfield Drive; thence with the said drive westwardly, 67 feet to the beginning.

Being the same property conveyed to Lars G. Lindeberg, a widower, as to an 40% undivided interest and Joshua Jared Bowers and Nibal Lindeberg Bowers, husband and wife, as to an 60% undivided interest, as joint tenants with rights of survivorship, by deed from Lars G. Lindeberg, Trustee of The Lars G. Lindeberg Living Trust, established by the Revocable Trust Agreement of Lars G. Lindeberg, U/A/D September 1, 2009, as amended, of record as Instrument No. 20191003-0101174, Register's Office for Davidson County, Tennessee.

This is improved property known as 1806 Warfield Drive, Nashville, TN 37315.

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 September 3, 2025.

10/16/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

