Karen Johnson Davidson County
Batch# 1351042 DEEDQC
11/26/2025 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251126-0094397

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 21 day of November, 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 Numbers:
William Kenneth Wade P.O. Box 40466 Nashville, Tennessee 37204	SAME	091 11 2H 001.00

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, **Kevin Montgomery, Trustee of the 806 51st Avenue North Trust, U/A/D June 6, 2022**, 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 **William Kenneth Wade**, 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 21 day of November, 2025.

Kevin Montgomery, Trustee

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 Kevin Montgomery, Trustee, 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 21st day of November, 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

5011-A Illinois Avenue, Nashville, TN 37209 (091 11 2H 001.00)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1 of Homes at Illinois Avenue and 51st Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to Declaration of Covenants, Conditions and Restrictions establishing Homes at Illinois Avenue and 51st Avenue North, a Horizontal Property Regime, of record in Instrument No. 20240401-0022327, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Kevin Montgomery, Trustee of the 806 51st Avenue North Trust, U/A/D June 6, 2022, by deed from City Limits Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20220812-0092000, Register's Office for Davidson County, Tennessee.

This is improved property known as 5011-A Illinois Avenue, Nashville, TN 37209.

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 November 21, 2025.

11/25/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of November, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

