Karen Johnson Davidson County
Batch# 1356610 DEEDQC
12/11/2025 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251211-0098445

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 9th day of December, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Number:
John W. Stone III and Mary O. Stone, Trustees 3817 Richland Avenue Nashville, Tennessee 37205	SAME	104 09 0 098.00

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, **Mary O. Stone**, 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 **John W. Stone III and Mary O. Stone, Trustees of the John & Mary Stone Living Trust, established by the Revocable Trust Agreement of John W. Stone III and Mary O. Stone dated December 9, 2025**, 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 9th day of December, 2025.

Mary O. Stone

Mary O. Stone

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 Mary O. Stone, 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 9th day of December, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

_____
Notary Public

EXHIBIT A

Legal Description

Being parts of Lots 10 and 8, Block 9, Richland Realty Co., Division A, recorded in Book 161, Page 151, Register's Office for Davidson County, Tennessee.

Said parts of Lots front 75 feet on the southerly margin of Richland Avenue or Drive, and extends back 200.0 feet on the easterly line and 200 feet on the westerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Mary O. Stone by deed from John W. Stone III, of record as Instrument No. 20020227-0024715, Register's Office for Davidson County, Tennessee.

This is improved property known as 3817 Richland Avenue, Nashville, Tennessee 37205.

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 December 9, 2025.

12/10/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of December, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

