Karen Johnson Davidson County
Batch# 1361792 DEEDQC
12/29/2025 09:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102524

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 18th day of December, 2025.

Notary Public

My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
John Timothy Gregath and Lawana Kay Gregath, Trustees 5001 Traceway Drive Nashville, TN 37221	SAME	155 16 0A 245.00

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, **John Timothy Gregath and wife, Lawana Kay Gregath**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 Timothy Gregath and Lawana Kay Gregath, Trustees of the Timothy & Kay Gregath Living Trust, established by the Revocable Trust Agreement of John Timothy Gregath and Lawana Kay Gregath dated December 18, 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 our hands this 18th day of December, 2025.

John Timothy Gregath

Lawana Kay Gregath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Timothy Gregath and Lawana Kay Gregath, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December, 2025.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2028

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 199, on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John T. Gregath and wife, Lawana Kay Gregath by deed from Robert G. Lamons and wife, Carol Jane Lamons, of record as Instrument No. 20040310-0027261, Register's Office for Davidson County, Tennessee.

John Timothy Gregath and John T. Gregath are one and the same person.

This is improved property known as 5001 Traceway Drive, Nashville, TN 37221.

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 18, 2025.

12/23/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

