Karen Johnson Davidson County
Batch# 1425045 DEEDQC
05/26/2026 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260526-0047575

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 21st day of May, 2026. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Margaret G. Devine, Trustee 745 Myhr Drive Nashville, TN 37221	SAME	Map 142-14 Parcel 98

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, **Margaret G. Devine**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

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, 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 **Margaret G. Devine and/or Robin D. Lane, Trustees of the Margaret G. Devine Living Trust, established by the Revocable Trust Agreement of Margaret G. Devine dated May 21, 2026**, 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 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 21st day of May, 2026.

Margaret G. Devine
Margaret G. Devine

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 Margaret G. Devine, 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 May, 2026.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Harpeth Valley Park, Section 3, as recorded in Book 4175, page 15, Register's Office for Davidson County, Tennessee.

Said lot fronts 91 feet on the east side of Myhr Drive and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Margaret G. Devine by deed from Paul L. Devine and wife, Margaret G. Devine, of record in Book 11041, page 321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, easements and set-back lines applicable to said property.

This is improved property known as 745 Myhr 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 May 21, 2026.

05/26/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of May, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

