THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
Kennedy & Associates, PLLC 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
A. Robert Kinnius and Jeanene Kinnius 1130 Chickadee Circle Hermitage, Tennessee, 37076	SAME	098 06 0B 130.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **A. Robert Kinnius and Jeanene K. Kinnius, as Co-Trustees of The A. Robert Kinnius and Jeanene K. Kinnius Family Trust, dated July 20, 1998,** hereinafter called the Grantors, for the purpose of transferring the entire ownership interest in the subject real property from The A. Robert Kinnius and Jeanene K. Kinnius Family Trust back to the Grantors in their individual capacity, hereby remise, release, and quitclaim unto **A. Robert Kinnius and Jeanene K. Kinnius**, husband and wife, in their individual capacity, all of the Grantors' right, title, and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by 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.

Karen Johnson Davidson County
Batch# 278997 DEEDQC
09/03/2019 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190903-0088526

WITNESS my hand this 28TH day of AUGUST, 2019.

A. Robert Kinnius

A. Robert Kinnius, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Robert Kinnius, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of August, 2019.

My Commission Expires: 11/5/2019

JOHN FAHNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

Notary Public

WITNESS my hand this 28th day of August, 2019.

Jeanene K. Kinnius

Jeanene K. Kinnius, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanene K. Kinnius, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of August, 2019.

My Commission Expires: 11/5/2019

JOHN FAHNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

Notary Public

EXHIBIT A

Legal Description

Being Unit 130-D-A, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D through 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to A. Robert Kinnius and Jeanene Kinnius, Co-Trustees of the A. Robert Kinnius and Jeanene K. Kinnius Family Trust from Frank Batson Homes, Inc. by Warranty Deed dated July 11, 2014 of record in Instrument 20140714-0061628 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1130 Chickadee Circle, Hermitage, Tennessee 37076