Karen Johnson Davidson County
Batch# 371968 DEEDQC
03/13/2020 10:47:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200313-0028207

This Instrument was prepared by:
Marshall & Associates, PLLC
Lindsey L. Lawrence, Esq.
10574 Lebanon Road
Mt. Juliet, TN 37122

FROM: **MARY E. KIVILAAN, Grantor/Affiant.**

TO: **THE MARY E. KIVILAAN FAMILY TRUST**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
Mary E. Kivilaan 1325 Riverbirch Way Hermitage, TN 37073	Mary E. Kivilaan 1325 Riverbirch Way Hermitage, TN 37073	97-2-A-160 CO

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

Mary E. Kivilaan
MARY E. KIVILAAN, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **MARY E. KIVILAAN, Grantor/Affiant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **MARY E. KIVILAAN, Grantor/Affiant,** and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of March, 2020.

Lindsey Lawrence
NOTARY PUBLIC
My Commission Expires: 11/6/23

LINDSEY LEIGH LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This Instrument was prepared by:
Marshall & Associates, PLLC
Lindsey L. Lawrence, Esq.
10574 Lebanon Road
Mt. Juliet, TN 37122

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **THE MARY E. KIVILAAN FAMILY TRUST**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARY E. KIVILAAN, Grantor/Affiant,** does hereby quitclaim, transfer and convey to **THE MARY E. KIVILAAN FAMILY TRUST** all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9 day of March, 2020.

Mary E Kivilaan

MARY E. KIVILAAN, Grantor/Affiant

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **MARY E. KIVILAAN, Grantor/Affiant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **MARY E. KIVILAAN, Grantor/Affiant**, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of March, 2020.

Lindsey Lawrence

NOTARY PUBLIC
My Commission Expires: 11/6/23

LINDSEY LEIGH LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Home Corp., A Tennessee Corporation by deed dated 12/15/05, from Chris Pardue, an individual of record in Instrument No: 20051219-0152200, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mary E. Kivilaan, a single woman, by deed dated September 27, 2012, from Beazer Homes Corp., a Tennessee Corporation, in Instrument No. 20121002-0089868 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.