Karen Johnson Davidson County
Batch# 407757 DEEDQC
05/29/2020 12:46:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200529-0055620

This Document Prepared By:
LINDSEY LAWRENCE
Attorney at Law
10574 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 885-4335

FROM: **DONNA FRANKLIN KEMPER, Grantor/Affiant.**

TO: **THE RONNIE AND DONNA KEMPER FAMILY TRUST**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
DONNA F. KEMPER 804 Xavier Court Antioch, TN 37013	DONNA F. KEMPER 804 Xavier Court Antioch, TN 37013	148-08-0 249

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

DONNA FRANKLIN KEMPER, Grantor/Affiant.

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

Witness my hand and official seal at Mount Juliet, Tennessee, this 29th day of May, 2020.

NOTARY PUBLIC
My Commission Expires: 11/16/23

SHEENA ANDRE LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **THE RONNIE AND DONNA KEMPER FAMILY TRUST,** Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONNA FRANKLIN KEMPER**, Grantor, do hereby quitclaim, transfer, and convey to **THE RONNIE AND DONNA KEMPER FAMILY TRUST** all interest, right and ownership each 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 29th day of May, 2020.

Donna Kemper
DONNA FRANKLIN KEMPER, 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 **DONNA FRANKLIN KEMPER**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged themselves to be **DONNA FRANKLIN KEMPER,** Grantor/Affiant, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mount Juliet, Tennessee, this 29th day of May, 2020.

Sheena Andre Lazenby
NOTARY PUBLIC
My Commission Expires: 11/6/23

SHEENA ANDRE LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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. 188 on the plan of Section Ten, Tarragon Trails of recording Book 5190, Page 173, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Alberta Ann Reed, by Deed from Teresa Ann Springer, of record in Book 5586, Page 998, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Donna E. Franklin, by Warranty Deed from Alberta Ann Reed, dated June 24, 1996, of record in Book 10097, Page 21, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5341, Page 979, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The is improved property known as: 804 Xavier Court, Antioch, Tennessee, 37013.
Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.