Karen Johnson Davidson County
Batch# 440100 DEEDQC
07/17/2020 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200717-0078918

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kenneth Eugene Holmes, trustee of the Kenneth Eugene Holmes Family Trust 1519B McKennie Avenue, Nashville, Tennessee 37206	New Owner	083-02-0M-002.00-C

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Kenneth E. Holmes, unmarried,** by these presents does hereby quitclaim and convey unto **Kenneth Eugene Holmes, trustee of the Kenneth Eugene Holmes Family Trust dated August 11, 2003,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B of 1519 McKennie Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1519 McKennie Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151020-0106737, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1519 McKennie Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151020-0106737, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Anna K. Talaga, unmarried by Warranty deed from Redstone Equity, LLC, a Tennessee limited liability company of record in Instrument No. 20170310-0023646 Register's Office for Davidson County, Tennessee, dated March 09, 2017 and recorded on March 10, 2017.

Being the same property conveyed to Kenneth E. Holmes, unmarried by Warranty deed from Anna K. Talaga of record in Instrument No. 20200616-0061686 Register's Office for Davidson County, Tennessee, dated June 4, 2020 and recorded on June 16, 2020.

Being also known as 1519 B McKennie Avenue B Nashville, Tennessee 37206.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17th day of July 2020.

Affiant

My commission expires: 3/6/24

Notary Public

(Affix Seal)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of July, 2020.

Kenneth E. Holmes

Kenneth E. Holmes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kenneth E. Holmes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of July 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

202007170078918

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022