QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 473540 DEEDQC
09/10/2020 02:20:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200910-0103382

W-SB-20-412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September, 20 20.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimsey Megan Kerr, an unmarried woman	**New Owner**	
(NAME) **412 Huntington Ridge Drive,**	(NAME)	**161-11-0A-088.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMSEY KERR AND KIMBERLY KERR, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMSEY MEGAN KERR, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 88 on the Final Plat of Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 4675, Page 9, with revisions of record in Plat Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimsey Kerr, a single woman by Warranty Deed from Braxton Holloway and Valerie Holloway, husband and wife of record in Instrument No. 20160303-0020418 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 03, 2016.

Being the same property conveyed to Kimsey Kerr and Kimberly Kerr, as tenants in common with right of survivorship by Quitclaim Deed from Kimsey Kerr of record in Instrument No. 20181203-0117844 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 03, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **412 Huntington Ridge Drive, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 3 day of September, 2020.

Kimsey Kerr

Kimberly Kerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMSEY KERR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

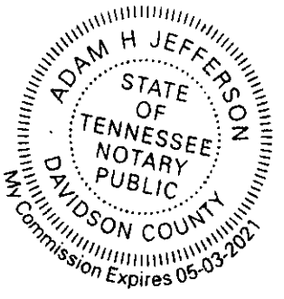


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY KERR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212