QUITCLAIM DEED

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on October 1, 2020.

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 487809 DEEDQC
10/01/2020 03:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201001-0113748

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Janet Mulligan, Trustee 37 West 57th Street, 5th Floor New York, New York 10019	Same	062-13-0 096.00

KNOW ALL MEN BY THESE PRESENTS that Lola Kirke, unmarried, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Janet Mulligan, Trustee of the Moss Rose Drive Revocable Trust, hereinafter called **"GRANTEE,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Map of George I. Waddey's "Riverbluff" Subdivision as of record in Book 843, page 101, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> For prior deed reference, see Warranty Deed of record as Instrument No. 20200526-0053946, Register's Office for Davidson County, Tennessee.
>
> This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand on October 1, 2020.

Lola Kirke

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On October 1, 2020, before me personally appeared Lola Kirke to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on October 1, 2020.

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

NOTARY PUBLIC

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY