QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, Tennessee 37122
(Prepared Solely Based Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Requested or Furnished)

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2021.

Mary Gail Porter
NOTARY PUBLIC

COMMISSION EXPIRES: 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 632866 DEEDQC
05/11/2021 08:43:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20210511-0062930

From:	From:
Douglas J. Kerchner, An Unmarried Man	S. Nixon Pressley, Trustee
To:	To:
S. Nixon Pressley, Trustee	Douglas J. Kerchner and Patricia L. Kugelman

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Douglas J. Kerchner 1228 Chickadee Circle Hermitage, Tennessee 37076	Douglas J. Kerchner 1228 Chickadee Circle Hermitage, Tennessee 37076	098-06-0B-024.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy in common with right of survivorship with Patricia L. Kugelman, I, **DOUGLAS J. KERCHNER, An Unmarried Man,** ("Grantor") hereby convey, remise, release and quitclaim unto **S. NIXON PRESSLEY, TRUSTEE**, as "Grantee") his successors and assigns, the following described tract (parcel) of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit B of Lot 54D, on the plan of Bridgewater, Phase 1, Section "A", Villa Units, Lots 47D thru 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record at Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantor herein by Warranty Deed from John W. Lacey, III, Trustee of the Donna Darlene Denney Trust dated May 14, 2020, of record in Instrument No. 20200821-0094429, Register's Office for Davidson County, Tennessee.

This is improved property known as 1228 Chickadee Circle, Hermitage, Tennessee 37076.

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 (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records. This conveyance is further subject to the lien of the Deed of Trust appearing of record in Instrument No. 20200821-0094430, Register's Office for Davidson County, Tennessee.

And now, I, the said **S. NIXON PRESSLEY, TRUSTEE**, as "Grantor" for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **DOUGLAS J. KERCHNER and PATRICIA L. KUGELMAN AS TENANTS IN**

COMMON WITH RIGHT OF SURVIVORSHIP, and their successors and assigns, the same property hereinabove described and set forth.

This conveyance is subject to all matters shown of record and on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records. This conveyance is further subject to the lien of the Deed of Trust appearing of record in Instrument N. 20200821-0094430, Register's Office for Davidson County, Tennessee.

This is improved property known as 1228 Chickadee Circle, Hermitage, Tennessee 37076.

WITNESS our hands this 7 day of May, 2021.

Douglas J. Kerchner

S. Nixon Pressley, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas J. Kerchner, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, and upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 7th day of May, 2021.

Commission Expires: 01-10-2023

Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. Nixon Pressley, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, upon oath acknowledging that he did so in his representative capacity as trustee for and on behalf of Douglas J. Kerchner, freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 7th day of May, 2021.

Commission Expires: 01-10-2023

Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter

Notary Signature

My Commission Expires: January 10, 2023