THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 649293 DEEDQC
06/04/2021 08:10:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210604-0074940

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

KIRK KERENSKY, AFFIANT

Subscribed and sworn to before me, this 28 day of May 2021.

NOTARY PUBLIC
My Commission Expires: 11/6/2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KIRK M. KERENSKY and BARBARA S. KERENSKY, CO-TRUSTEES 3924 Vailwood Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 117-13-0E-003.00 CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Kirk Kerensky and Barbara Kerensky, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Kirk M. Kerensky and Barbara S. Kerensky, Co-Trustees of the Kerensky Joint Revocable Trust, created April 2, 2021, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3924 Vailwood Drive, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "C", on the Horizontal Property Regime with Private Elements for Vailwood Commons Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041230-0154868, Register's Office for

Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid for Map-Par. 117-13-0E-003.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1130, page 82, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20041230-0154868, said Register's Office.

Being the same property conveyed to Kirk Kerensky (one and the same as Kirk M. Kerensky) and Barbara Kerensky (one and the same as Barbara S. Kerensky), husband and wife, from Pete P. Fong and Anna Fong, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20180716-0068980.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 28 day of May 2021.

Kirk Kerensky, Grantor

Barbara Kerensky

Barbara Kerensky, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kirk Kerensky**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of May 2021.

Jennifer Morgan
Notary Public

My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Barbara Kerensky**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of May 2021.

Jennifer Morgan
Notary Public

My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024