This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 729872 DEEDQC
10/04/2021 02:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211004-0133245

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
KJS Tennessee Investment Services Trust **3709 Hoggett Ford Road** **Hermitage, TN 37076**	**086130A01400CO**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOYCE S. HOWARD** ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey unto the **TRUSTEE OF THE KJS TENNESSEE INVESTMENT SERVICES TRUST u/t/a October 1, 2021** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Corrected Final Subdivision Plat Magnolia Farms Phase 1, Section 1 of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Joyce S. Howard by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company recorded in Instrument No. 20190329-0028750, in the Register's Office for Robertson County, Tennessee.
>
> This is improved property known as 3709 Hoggett Ford Road, Hermitage, TN 37076.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

In witness whereof, Grantor has caused this instrument to be dated and effective this 1st day of October, 2021.

GRANTOR:

Joyce S. Howard

JOYCE S. HOWARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JOYCE S. HOWARD the within named bargainor, 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 official seal at office, this 1st day of October, 2021.

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Melissa A. Nesbitt

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Joyce S. Howard

Affiant

Subscribed and sworn to before me,
this 1st day of October, 2021.

Melissa A. Nesbitt

NOTARY PUBLIC

My Commission Expires: 5-5-2025

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 1, 2021 (date of document).

Andrea P. Perry
Affiant Signature

October 1, 2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of October, 2021.

Melissa A. Nesbitt
Notary's Signature

My Commission Expires: 5-5-2025

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025