Prepared from Information provided from parties without the benefit of a Title Search 6

This instrument is prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd/ste200,
Nashville Tennessee 37215

The Actual Consideration for this transfer is: $0.00, it being intended as a Gift.

Affiant: Edward W Karrels

Subscribed and sworn to before me this 13 **day of October 2021.**

NANCY LEE SCRIVNER
Notary Public - California
Riverside County
Commission # 2262302
My Comm. Expires Nov 8, 2022

Notary Public: Nancy Lee Scrivner

My Commission Expires: 11/8/22

QUITCLAIM DEED

Address New Owner:
Jennifer K. Menzie, Trustee
1032 Lynnwood Blvd.
Nashville, Tennessee 37215

Send Tax Bills To:
Edward W. Karrels
115 Gardengate Drive., #oncc
Franklin, TN 37069

Map-Parcel Numbers:
131-06-0F-042.00CO

FOR AND IN CONSIDERATION of Love and Affection, **Edward W. Karrels**, by these presents does hereby gift, transfer, quitclaim and convey unto **Jennifer K. Menzie, Trustee of the Edward W. Karrels 2012 Grandchildren's Trust,** their successors and assigns, all of his rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plat of a Resubdivision of Lot 2, Tract II, Burton Hills and an Addition to The Village of Abbeywood of record in Plat Book 7900, Page 967 and 968, 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 Edward W. Karrels by deed from Judith A. Medford, married, of record in Instrument No. 20140729-0067412, Register's Office for Davidson County, Tennessee.

This is improved property known as: **129 Abbeywood Drive, Nashville, TN 37215**

Karen Johnson Davidson County
Batch# 738091 DEEDQC
10/18/2021 09:40:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211018-0139353

WITNESS my hand this 13 day of **October, 2021.**

Edward W. Karrels

Edward W. Karrels

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On the 13 day of **October, 2021**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Edward W. Karrels,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that **he** executed the within instrument for the purposes therein contained as **his** free act and deed.

WITNESS my hand this 13 day of **October,** 2021.

Nancy Lee Scrivner

Notary Public

My Commission Expires: 11/8/22

NANCY LEE SCRIVNER
Notary Public - California
Riverside County
Commission # 2262302
My Comm. Expires Nov 8, 2022