Karen Johnson Davidson County
Batch# 776380 DEEDQC
12/17/2021 01:51:30 PM 2 pgs
Fees: $13.00 Taxes: $329.30
20211217-0167317

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Eighty-Nine Thousand Dollars and no/100 ($89,000.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Christopher Bernard Kinner, married** ("Grantor"), hereby sells, remises, release, conveys, and quit claims unto **LaTasha I. Kinner, married** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Jordan Ridge At Eaton's Creek Phase 11 "A Cluster Lot Planned Unit Development" Formerly Creekside Trials, of record in Plat at Instrument No. 20100126-0006479, 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 Christopher Bernard Kinner and Latasha I Kinner, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A for Ridge Homes of record in Instrument No. 20100825-0067179 Register's Office for Davidson County, Tennessee, dated August 20, 2010 and recorded on August 25, 2010.

Being the same property conveyed to Christopher Bernard Kinner and Latasha I Kinner, husband and wife, by Instrument of Deed of Correction of record in Instrument No. 20211202-0159750 Register's Office for Davidson County, Tennessee, dated December 1, 2021 and recorded on December 2, 2021.
Grantor's intent is to convey any and all rights (marital rights) he may have in said property

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 8 day of **December, 2021.**

Christopher Bernard Kinner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Christopher Bernard Kinner**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of **December, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$89,000.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 8 day of **December, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**2653 Jordan Ridge Dr.** **Nashville, TN 37218**
TAX PARCEL NO.:	**058090A27400CO**
PROPERTY OWNER:	**LaTasha I. Kinner**
OWNER'S ADDRESS:	**2653 Jordan Ridge Dr., Nashville, TN 37218**
MAIL TAX BILLS TO:	2653 Jordan Ridge Dr. Nashville, TN 37218

* Final Decree of Divorce and Approving MDA and Parenting Plan was entered in the Third Circuit Court for Davidson County, Tennessee on December 9, 2021 at Docket No. 21D-975.

Certificate of Authenticity

I, Elissa Schmidt, 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 December 15, 2021.

Affiant Signature

12/15/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature (Notary Seal)

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25