Karen Johnson Davidson County
Batch# 776603 DEEDQC
12/20/2021 09:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211220-0167629

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
KATHRYN ANN KELLY McQUEEN, Trustee of The Kathryn Ann Kelly McQueen Revocable Trust	Same	104 060 09000
216 Fairfax Avenue		
Nashville, TN 37212		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **KATHRYN ANN KELLY McQUEEN**, unmarried, do hereby convey to **KATHRYN ANN KELLY McQUEEN, Trustee of THE KATHRYN ANN KELLY McQUEEN REVOCABLE TRUST dated November 19, 2021**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Bransford Realty Company's West End Heights, of record in Plat Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kathryn Ann Kelly McQueen, unmarried, by Warranty Deed dated April 4, 2013, from Stephen C. Curley, Trustee under agreement dated April 29, 1983, of record in Instrument No. 20130408-0034220, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record as Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee

This is improved property known as 216 Fairfax Avenue, Nashville, TN 37212.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22 day of November 2021.

KATHRYN ANN KELLY McQUEEN

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STATE OF Wisconsin)
)
COUNTY OF Dane)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN ANN KELLY McQUEEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Madison, Wisconsin, on this the 22 day of November 2021.

Notary Public

My commission expires: 3-21-2022

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STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value of this transfer is $ -0-.

Affiant

Sworn to and subscribed before me this 7th day of December 2021.

Notary Public

My commission expires: 07/09/2022

LINDA J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

202112200167629

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 **November 22, 2021**.

Elizabeth Ryder Sykes

12/07/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this **7th** day of **December**, 2021.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3/7/2023