Karen Johnson Davidson County
Batch# 788856 DEEDQC
01/12/2022 03:16:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220112-0004576

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Kevin Sykes
Affiant

Subscribed and sworn to before me, this 3rd day of January 2022.

Justin Gilbert
Notary public

My commission Expires: 5/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Kevin and Robin Sykes Living Trust 313 Wiley Street Madison, TN 37115	Kevin and Robin Sykes Living Trust 313 Wiley Street Madison, TN 37115	43.09-0-27.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Robin R. Sykes, who took titled as Robin Ruth Smalt, does hereby quitclaim, transfer and convey unto Kevin M. Sykes and Robin R. Sykes, as Trustees of the Kevin and Robin Sykes Living Trust dated January 3, 2022, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Being all of Lot No. 28 and the westerly 15 feet of Lot No. 29 on the Map of Overlook Estates, Block B, of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robin R. Sykes, who took title as Robin Ruth Smalt, a single woman, from James Carroll, Jr. and James Carroll, Sr. and Joyce D. Carroll, by Warranty Deed dated December 18, 2009, and recorded on December 23, 2009, as Document No. 20091223-0116775, Registers Office for Davidson County, Tennessee.

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

Property Address: 313 Wiley Street, Madison, Tennessee 37115

Witness my hand this 3rd day of January 2022.

Robin R. Sykes

Robin R. Sykes, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Robin R. Sykes, as 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, at office, this day, January 3, 2022.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert

Justin Gilbert, Notary Public
My commission expires: May 20, 2025