Karen Johnson Davidson County
Batch# 788856 DEEDQC
01/12/2022 03:16:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220112-0004577

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 TENNESSI

COUNTY OF WILLIA

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 Grace Nicole Biggs 313 Wiley Street Madison, TN 37115	Kevin and Robin Sykes Living Trust Grace Nicole Biggs 313 Wiley Street Madison, TN 37115	02900025100

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, Kevin Sykes and Robin Sykes, husband and wife, do 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 their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, as shown on an unrecorded Survey by Southern Land Surveying Co., Inc. July 2, 1967, Tract "D" being 4.1 acres more or less and being part of the same property as shown on survey of record in Book 175, Pages 266 and 267, Registers Office for said County.

Beginning at a point on the Easterly Side of Eatons Creek Road and being the Northwest corner of the said tract; Thence N. 89 Degrees 40' 50" East 1,250.0 feet to a point in the Dugger Property line; Thence South 3 Degrees 30' West, 172.80 feet to a point; Thence North 88

Degrees 00' West 1,156.70 feet to a point; Thence North 60 Degrees 00' West 21.4 feet to a point on the Easterly side of Eatons Creek Road; Thence with the line of Eatons Creek Road, North 9 Degrees 40' West, 116.50 feet to the point of beginning.

Being a portion of the same property conveyed to Kevin Sykes and Robin Sykes, husband and wife, and Grace Nicole Biggs, an unmarried woman as tenants in common with right of survivorship, from Keithian Starling and wife, Jacquese Starling, by Warranty Deed dated September 21, 2015, and recorded on September 23, 2015, as Document No. 20150923-0096553, 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: 5640 Eatons Creek, Joelton, Tennessee 37808

Witness my hand this 3rd day of January 2022.

Kevin Sykes

Kevin Sykes, Grantor

Robin Sykes

Robin Sykes, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Kevin Sykes and Robin Sykes, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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