Karen Johnson Davidson County
Batch# 816911 DEEDQC
03/07/2022 02:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220307-0025815

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Aaron Kennedy 5735 Gold Finch Court Ellicott City, MD 21043	New Owner	052-13-0B-148.00-CO 059-14-0-223.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Jacqueline Kennedy, an unmarried woman, John R. Kennedy, a married man, and Amuel Kennedy, a married man,** by these presents does hereby quitclaim and convey unto **Aaron Kennedy a married man,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Property 1:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of River Glen, Planned Unit Development, Phase IV, Section 2 of record in Plat Book 9700, Page 858, 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 Yvonne Kennedy, unmarried by Warranty deed from Kimberly A. Shaw, unmarried of record in Instrument No. 20060526-0062269 Register's Office for Davidson County, Tennessee, dated May 24, 2006 and recorded on May 26, 2006.

Yvonne Kennedy having since died on November 22, 2019.

Affidavit of heirship naming Jacqueline Kennedy, John R. Kennedy and Amuel Kennedy, as heirs of record in Instrument # __202203070025814__in Davidson County.

Being also known as 3039 Penn Meade Way, Nashville, Tennessee 37214.

Property 2:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 214 fronts 105 feet on the Easterly side of Rowan Drive and runs back between lines, 135.62 feet on the Northerly side and 135 feet on the Southerly side, to a line at the rear on which it measures 92.03 feet thereon.

Being the same property conveyed to Robert L. Kennedy and wife, Bobbie Jean M. Kennedy by Warranty deed from W. L. Bainbridge Company of record in Book 4437, page 751, Register's Office for Davidson County, Tennessee, dated July 20, 1970 and recorded on August 11, 1970.

Robert L. Kennedy and Bobbie Jean M. Kennedy having both since died intestate.

Being the same property conveyed to Yvonne L. Kennedy by Quitclaim deed from John R. Kennedy and Jacqueline Kennedy of record in Instrument No. 200512080147814 Register's Office for Davidson County, Tennessee, dated December 07, 2005 and recorded on December 08, 2005.

Yvonne Louise Kennedy died intestate on November 22, 2019.

Affidavit of heirship naming Jacqueline Kennedy, John R. Kennedy and Amuel Kennedy, as heirs of record in Instrument #202203070025814 in Davidson County.

Being also known as 767 Rowan Drive, Nashville, Tennessee 37207.

***This being inheritance property it is not the marital residence of grantors.**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7th day of March 2022.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this____ day of _____, 2022.

_____
Amuel Kennedy

STATE OF _____
COUNTY OF _____

Yvonne Louise Kennedy died intestate on November 22, 2019.

Affidavit of heirship naming Jacqueline Kennedy, John R. Kennedy and Amuel Kennedy, as heirs of record in Instrument # _____ in Davidson County.

Being also known as 767 Rowan Drive, Nashville, Tennessee 37207.

***This being inheritance property it is not the marital residence of grantors.**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 24 day of March 2022.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14 day of Febuey, 2022.

Amuel Kennedy

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Amuel Kennedy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14th day of February 2022.

Notary Public

My Commission Expires: 01/05/2024

ZSARMAINE A. RODRIGUEZ
Notary Public
State of Maryland
Prince George's County
My commission exp. January 5, 2024

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Amuel Kennedy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the ____ day of _____ 2022.

_____
Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this____ day of _____. 2022.

Jacqueline Kennedy
Jacqueline Kennedy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jacqueline Kennedy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14 day of February 2022.

BYRETTIA L BROADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires September 6. 2022

John R Kennedy
John R. Kennedy

STATE OF Tennessee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **John R. Kennedy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14 day of February 2022.

BYRETTIA L BROADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires September 6, 2022

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 03/07/2022 ____ (date of ~~document~~).

Affiant Signature

03/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025