THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 040-00-0
PARCEL: 183.00

NEW OWNER'S ADDRESS:
David Thomas Kerns
Sarah Bellos
4041 Knight Drive
Whites Creek, TN 37189

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, David Thomas Kerns, (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

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

Being Lot No. 7 on the plan of Judy Creek Subdivision, which plat is of record in Plat Book 7900, Page 676, as amended in Deed Book 9309, Pages 590 and 591, Register's Office for Davidson County, Tennessee. Reference is made to said plat and the subsequent amendment for a more complete description of said lot.

Being the same property conveyed to David Thomas Kerns, a single person by Warranty Deed dated 05/27/1999 from William H. Thompson, Jr. and Jean Thompson, husband and wife of record in Book 11499, Page 417, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as: 4041 Knight Drive, Whites Creek, TN 37189.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto David Thomas Kerns and Sarah Bellos, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Karen Johnson Davidson County
Batch# 817279 DEEDQC
03/08/2022 11:37:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220308-0026369

IN WITNESS WHEREOF we have hereunto set our hands on the 1st day of March, 2022.

David Thomas Kerns

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named David Thomas Kerns, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 1st day of March, 2022.

Notary Public
My Commission Expires:

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, 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 an official seal this the 1st day of March, 2022.

Notary Public
My Commission Expires:

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 1st day of March, 2022.

Notary Public
My Commission Expires:

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023