Karen Johnson Davidson County
Batch# 820331 DEEDQC
03/11/2022 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028690

Name and Address of New Owner:
Kathryn J. Kempthorn
540 Annex Ave.
Nashville, TN 37209

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 090-12-1B-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kathryn J. Kempthorn, a single woman,** "the Grantor," conveys and quitclaims unto **Kathryn Juliana Kempthorn*, a single woman, and James H. Kempthorn, a married man, as tenants in common with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain condominium located in Davidson County, Tennessee, being Unit No. A of Freedom Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Freedom Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201102-0127804, in the Register's Office for Sumner County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.
>
> Being a portion of the same property conveyed to Kathryn J. Kempthorn, a single woman by Warranty Deed from Chris Marchetti, married dated November 15, 2021 and filed for record on November 24, 2021 as Instrument no. 20211124-0156292, Register of Deeds Office for Davidson County, Tennessee.

***Kathryn J. Kempthorn and Kathryn Juliana Kempthorn are one and the same person**

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 3 day of March, 2022.

(SEAL)
Kathryn J. Kempthorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of March, 2022, before me personally appeared Kathryn J. Kempthorn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of March, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 day of March, 2022.

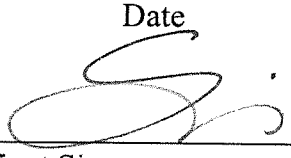
Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, 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 **March 3, 2022**.

Date



Affiant Signature

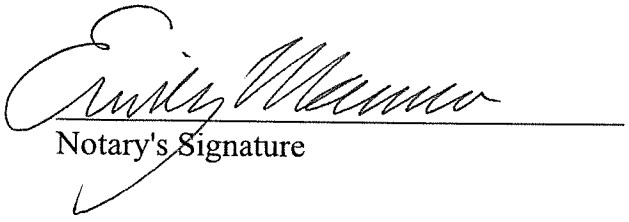
3/3/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **March**, 20**22**.



Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

