QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 2-8-2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 841608 DEEDWARR
04/19/2022 10:43:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220419-0044816

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Ins Co,
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James E. Prestridge	James E. Prestridge	64-8-21.00
(NAME)	(NAME)	
4746 Kennysaw Drive	4746 Kennysaw Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220692

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Timothy L. Prestridge and Amy L. Prestridge, Co-Trustees of The Prestridge Family Living Trust UAD 02/12/2020**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **James E. Prestridge**, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 370 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182-183, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James E. Prestridge and wife, Leda A. Prestridge by Warranty Deed from First American Bank of Nashville, dated March 31, 1977 and filed of record in Book 5131, page 225, Register's Office for Davidson County, Tennessee. The said Leda A. Prestridge having died on or about 07/15/2006, leaving the said James E. Prestridge, the surviving tenant by the entirety and sole owner of said land. James E. Prestridge conveyed said property to Timothy L. Prestridge by Quitclaim Deed dated June 22, 2018 and filed of record in Instrument No. 20180625-0060767, said Register's Office. Timothy L. Prestridge conveyed said property to Timothy L. Prestridge and Amy L. Prestridge, Co-Trustees of The Prestridge Family Living Trust UAD 02/12/2020, dated February 12, 2020 and filed of record in Instrument No. 20200226-0021395, said Register's Office. Timothy L. Prestridge conveyed said property to James E. Prestridge by an improper Quitclaim Deed dated March 18, 2022 and filed of record in Instrument No. 20220330-0037022, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4708, page 448, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4746 Kennysaw Drive, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand 14 day of April, 2022.

Timothy L. Prestridge and Amy L. Prestridge,
Co-Trustees of The Prestridge Family Living Trust UAD 02/12/2020

BY: Timothy L. Prestridge
Timothy L. Prestridge, Co-Trustee

BY: Amy L. Prestridge
Amy L. Prestridge, Co-Trustee

STATE OF OHIO)
COUNTY OF Greene)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy L. Prestridge and Amy L. Prestridge, Co-Trustees of The Prestridge Family Living Trust UAD 02/12/2020, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 of April, 2022.

Mary M. Slack
Notary Public
My Commission Expires:

MARY M SLACK - NOTARY PUBLIC
STATE OF OHIO
COMM EXP: FEB 16, 2027