Karen Johnson Davidson County
Batch# 857634 DEEDQC
05/18/2022 11:18:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220518-0057419

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 16 day of May, 2022.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenneth Jernigan, Trustee 4403 Prescott Road Nashville, TN 37204	New Owner	132-11-59

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Steven Steele and Kenneth Jernigan,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Kenneth Harlan Jernigan and Steven Dale Steele, Trustees, or their successors in interest, of the Jernigan/Steele Living Trust, dated May 16, 2022, and any amendments thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Revised Plan of Section III, Southmeade, as of record in Book 2900, Page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 105 feet on the westerly side of Prescott Road and runs back 364.9 feet on the northerly line and 282.3 feet on the southerly line, to a dead line in the rear which is a broken line on which it measures 194.9 feet thereon.

Being the same property conveyed to Steven Steele and Kenneth Jernigan, as joint tenants with right of survivorship, and not as tenants in common, by warranty deed dated August 31, 1998, from Rosemary Sebert, an unmarried person, of record in Book 11092, Page 80, Davidson County Register of Deeds.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Trustees of their living trust.

This is improved property known as 4403 Prescott Road, Nashville, TN 37204.

Witness our hand this 16th day of May, 2022.

Steven Steele

Kenneth Jernigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Steven Steele and Kenneth Jernigan**, the bargainors, 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 and official seal at Nashville, Tennessee, this 16th day of May, 2022.

Notary Public

My commission expires: 11/08/22

BRIAN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON