Karen Johnson Davidson County
Batch# 858409 DEEDQC
05/19/2022 08:30:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220519-0057806

Quitclaim Deed

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

ANDY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 9 day of May, 2022

Notary Public
My commission expires: 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
139 MAPLE ROW BLVD., SUITE 104
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
Michael Kennedy, Trustee 823 Indies Road Ramrod Key, FL 33042	Michael Kennedy, Trustee 823 Indies Road Ramrod Key, FL 33042	141-12-0C-090-CO

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Fred D. Kennedy, an unmarried person**, hereinafter called the Grantor, release and quitclaim to **Michael Dewayne Kennedy, and their successors in trust, Trustee of the Kennedy Irrevocable Trust dated** May 9th, 2022, a certain tract or parcel of land situated in Davidson County, State of Tennessee, being described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of River Bend, a Planned Unit Development, as of record in Plat Book 6900, pages 504 and 505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to **Fred D. Kennedy**, by warranty deed from **Frank Sherman and wife, Ann sherman,** dated June 7, 2021, recorded on June 9, 2021 as Instrument #20210609-0077925 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever. And Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

The property is also known by its address as 7217 River Bend Rd, Nashville, TN 37221.

Grantors do hereby convey, release and quitclaim all of the Grantors' rights, title, and interest in and to the above-described property and premises to the Grantee and assigns forever.

WITNESS OUR HANDS EFFECTIVE AS OF THIS 9th DAY OF MAY, 2022.

Fred D. Kennedy

STATE OF Tennessee)
)
COUNTY OF Davidson)

On this 9 day of May, 2022 before me personally appeared **Fred D. Kennedy** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

ANDY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 09-02-2024