State of Tennessee

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson Davidson County
Batch# 862954 DEEDQC
05/26/2022 09:57:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220526-0061158

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 Kathryn Abbott, Affiant
Subscribed and sworn before me this the
26 Day of May, 2022
A. Hayes, Deputy Register

This instrument was prepared by:
Name: Lesley Floyd
Address: 2952 Highway 41 S, Springfield, TN 37172

After recording, mail document
and tax statements to:
Name: The Kathryn Abbott Revocable Living Trust
Address: 508 Belle Pointe Court, Nashville, TN 37221

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 1/11/22 (the "Effective Date") between the following Grantor(s) (the "Grantor"): Kathryn Joyce Abbott

(Check one) ☒ an individual ☐ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address(es) is/are 508 Belle Pointe Court, Nashville, TN 37221

And the following Grantee(s) (the "Grantee"): Kathryn Abbott, Trustee of The Kathryn Abbott Revocable Living Trust

(Check one) ☐ an individual ☐ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☒ a trust ☐ individuals whose mailing address(es) is/are 508 Belle Pointe Court, Nashville, TN 37221

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in (☐ an unincorporated area in) Davidson County, Tennessee, and more particularly described as follows:

Being Unit No. 71 on the plan of Belle Pointe, Phase IV, a Planned Unit Development, of record in Book 6900, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathryn Joyce Abbott by deed from Rhonda K. Sparks, dated July 3, 2014, Instrument Number 20140703-0059045 in said Register's Office.

This conveyance is subject to all matters on the plan of record in Book 6900, page 44, Declaration of Covenants, Conditions, and Restrictions as set out in Book 6689, page 772, as amended in Book 6702, page 409, Book 6959, page 733, and Instr. No. 20051027-0130021, By-Laws in Book 6689, page 73, amended in Book 7409, page 224, Book 7851, page 215, Book 8016, page 858, Book 9319, page 443, and Instr. No. 20020130-0013252, Charter of Belle Pointe Homeowners Association of record in Book 6762, page 261, Deed to Common Area as set out in Book 6999, page 982, said Register's Office. Subject to the assessment of homeowner's association fees, if any.

The Property will be held as: (Check one)

☒ Sole ownership
☐ Joint tenancy
☐ Tenancy in common
☐ Tenancy by the entirety

SUBJECT to the following: N/A [Exceptions].

Homestead (Check one)
☒ The Property is the homestead of the Grantor.
☐ The Property is NOT the homestead of the Grantor.
☐ Not applicable

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)
☐ Grantor declares that the documentary transfer tax is $_____, computed on the full consideration or value of property conveyed.
☐ Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

Kathryn Abbott

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF Davidson

On this day, personally appeared before me, Kathryn Joyce Abbott to me known to be the person(s) described in and who executed the within instrument and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 11 day of Jan, 2022.

FAEGHEH HAEI NAJAFABADI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~Notary's Public~~ Signature

(Date) July 9, 2024

My Commission Expires