This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

Karen Johnson Davidson County
Batch# 876090 DEEDQC
06/23/2022 09:35:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220623-0071565

FROM: **EMILY GRABBE, Administrator for the ESTATE OF MARY ANNE PORTER**

TO: **DAVID KENNEDY, JR., TRUSTEE**

AND

FROM: **DAVID KENNEDY, JR., TRUSTEE**

TO: **EMILY GRABBE and MATTHEW GRABBE, as Joint Tenants**

ADDRESS NEW OWNER:
EMILY GRABBE
426 E. Wilbur Road, Apt 202
Thousand Oaks, CA 91360

MATTHEW GRABBEE
19001 Scoria Drive
Pflugerville, TX 78660

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL:
175020B14200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, EMILY GRABBE, Administrator for the Estate of Mary Anne Porter (DOD 02/22/2020-- see Davidson County Probate Court, No. 22P135), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in the First Civil District of Davidson County, Tennessee, described as follows, to wit:

> Being all of Unit No. 1702, as shown on Exhibit B to the Supplement Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for more complete description of said lot.

Being the same property conveyed to Mary Anne Porter by Warranty Deed from Janet D. Davis a/k/a Janet Burns, recorded November 16, 2018, in Instrument No. 20181116-0113333.

This is improved real property located and known as **822 Lower Park Pl, Antioch, Davidson County, Tennessee 37013.**

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim and convey said property to **EMILY GRABBE and MATTTHEW GRABBE,** as joint tenants, all of my right, title and interest in and to same property hereinabove described and set forth to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 9th day of June, 2022.

EMILY GRABBE, Administrator

DAVID KENNEDY, JR., Trustee

* * * * *

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **EMILY GRABBE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 6/30/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of June, 2022.

Tiffany Beckman
NOTARY PUBLIC

My Commission Expires: 5/7/24

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 2022.

Tiffany Beckman
NOTARY PUBLIC

My Commission Expires: 5/7/24

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON