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

**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**

Karen Johnson Davidson County
Batch# 876090 DEEDQC
06/23/2022 09:35:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220623-0071566

**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:**
173-5-A-106.00CO

## 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 Davidson County, Tennessee, described as follows, to wit:

> Being Unit No. 25, (being erroneously referred to as Lot 25 on previous deeds) on the Horizontal Property Regime for Barnes Crossing, as recorded in the Master Deed of record in Instrument No. 20050721-0084791, and re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No 20071227-0147998, Register's Office for Davidson County to all of which reference is hereby made for a more complete description together with an

undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Mary Anne Porter by Warranty Deed from Christopher L. Youssi and Sandra L. Youossi, husband and wife, on June 22, 2018, of recorded in Instrument No. 20180622-0060279.

This is improved real property located and known as **1852 Shaylin Loop, 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



ADAM WAYNE POLLOCK
Notary Public - California
Los Angeles County
Commission # 2363500
My Comm. Expires Jun 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.

David Kennedy
**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