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
20220623-0071567

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:
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, State of Tennessee, described as follows, to wit:

> Being Unit No. 106 on the Plan of Barnes Crossing, a Planned Unit Development as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938 and Instrument No 20071227-0147998, Register's Office for said County to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Mary Anne Porter by Warranty Deed from Emily E. Woodward a/k/a Emily Woodward Newton by Warranty Deed, recorded April 25, 2018, in Instrument No. 20180425-0038790.

This is improved real property located and known as **1952 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.

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.

NOTARY PUBLIC

My Commission Expires: 5/7/24

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON