Karen Johnson Davidson County
Batch# 881517 DEEDQC
06/30/2022 08:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220630-0075673

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
CLK Investments, LLC 5735 Gold Finch Court Ellicott City, MD 21043	New Owner	059-14-0-223.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Aaron Kennedy, a married man,** by these presents does hereby quitclaim and convey unto **CLK Investments, LLC, a Maryland Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, Page 44, Register's Office for Davidson County, Tennessee.
Said Lot No. 214 fronts 105 feet on the Easterly side of Rowan Drive and runs back between lines, 135.62 feet on the Northerly side and 135 feet on the Southerly side, to a line at the rear on which it measures 92.03 feet thereon.

Being the same property conveyed to Robert L. Kennedy and wife, Bobbie Jean M. Kennedy by Warranty deed from W. L. Bainbridge Company of record in Book 4437, page 751, Register's Office for Davidson County, Tennessee, dated July 20, 1970 and recorded on August 11, 1970.

Robert L. Kennedy and Bobbie Jean M. Kennedy having both since died intestate.

Being the same property conveyed to Yvonne L. Kennedy by Quitclaim deed from John R. Kennedy and Jacqueline Kennedy of record in Instrument No. 200512080147814 Register's Office for Davidson County, Tennessee, dated December 07, 2005 and recorded on December 08, 2005.

Yvonne Louise Kennedy died intestate on November 22, 2019.

Affidavit of heirship naming Jacqueline Kennedy, John R. Kennedy and Amuel Kennedy, as heirs of record in Instrument # 202203070025814, in Davidson County.

Being the same property conveyed to Aaron Kennedy by Quitclaim deed from Jacqueline Kennedy and unmarried woman, and John R. Kennedy, a married man, and Amuel Kennedy, a married man, of record in Instrument No. 202203070025815 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on March 7, 2022.

Being also known as 767 Rowan Drive, Nashville, Tennessee 37207.

***This being an investment property, it is not the marital residence of grantors.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22nd day of June, 2022.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of June, 2022.

Aaron Kennedy

STATE OF Maryland
COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2022.

Notary Public

My Commission Expires: 05/05/2026

LATRICE WHITAKER
Notary Public
State of Maryland
Anne Arundel County
My commission exp. May 5, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/29/2022 ____ (date of document).

Affiant Signature

06/29/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025