This Instrument Prepared By:
Lewis M. Schneider
KOMDR
Suite 1300
25 W. Washington St.
Chicago, Il 60606

Karen Johnson Davidson County
Batch# 901317 DEEDQC
08/10/2022 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220810-0090786

QUITCLAIM DEED

Address New Owners:
Kathryn C. Abbott, Trustee
The Kathryn C. Abbott
Revocable Trust
dtd 8/9/2022
845 W. Hillview Drive
Brentwood, TN 37027

Send Tax Bills To:
same

Map/Parcel Number:
159-00-0 / 166.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kathryn C. Abbott, formerly known as Kathryn Nikolai (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Kathryn C. Abbott, as Trustee of the Kathryn C. Abbott Revocable Trust dated August 9, 2022 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF BOKOR HEIGHTS, SECTION 3, OF RECORD IN BOOK 4300, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KATHRYN ABBOTT NIKOLAI BY DEED FROM KATHRYN ABBOTT NIKOLAI AND HUSBAND, JOHN M. NIKOLAI, OF RECORD IN INSTRUMENT NUMBER 20111129-0092654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The legal description is the same as the previous deed of record.

This is improved property known as 845 W. Hillview Drive, Brentwood, TN 37027.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 9th day of August, 2022.

Kathryn C. Abbott formerly known as Kathryn Nikolai, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kathryn Abbott Nikolai, Grantor, the within named 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 instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of August 2022.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Affiant

Subscribed and sworn to before me this 9th day of August, 2022.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 August 9, 2022.

Andrea J. Sinclair

Andrea J. Sinclair

08/10/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of August, 2022.

Notary Public

My Commission Expires: 7/7/2025

