This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 909054 DEEDQC
08/26/2022 03:36:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220826-0096776

New Owner:	Send Tax Bill:	Map/Parcel
Daniel Keith Kitchell and Sharry Kay Kitchell, Trustees of the Kitchell Joint Revocable Living Trust dated April 20, 2022, and any amendments thereto 1117 Bradley Drive Franklin, TN 37069	Same as New Owner	082 14 0A 026.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 17th day of August 2022.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KEITH KITCHELL** and **SHARRY KITCHELL**, husband and wife, (Grantors), by these present do hereby quitclaim and convey unto **DANIEL KEITH KITCHELL AND SHARRY KAY KITCHELL, TRUSTEES OF THE KITCHELL JOINT REVOCABLE LIVING TRUST DATED APRIL 20, 2022, AND ANY AMENDMENTS THERETO**, (Grantees), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1044 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for

Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Keith Kitchell and wife, Sharry Kitchell, by deed from Rossana Franklin, of record in Instrument No. 20210311-0032177 Register's Office for Davidson County, Tennessee, dated March 9, 2021 and recorded on March 11, 2021.

Being also known as 1044 1st Ave. North, Nashville, TN 37201.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 12 day of August, 2022.

By: _____
KEITH KITCHELL

By: _____
SHARRY KITCHELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Kitchell and Sharry Kitchell, with whom I am personally acquainted, or who provided by proof of identity by sufficient evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 12th day of August, 2022.

_____
NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025