NEW OWNER:
HUGH KIRKPATRICK, TRUSTEE
1008 LAKEVIEW DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 920795 DEEDQC
09/23/2022 01:37:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220923-0105880

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 09609007900

QUITCLAIM DEED

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, we, **JAMES A. KIRKPATRICK and wife, LINDA KIRKPATRICK**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **HUGH KIRKPATRICK AND TOMMY KIRKPATRICK, TRUSTEES OF THE JAMES AND LINDA KIRKPATRICK IRREVOCABLE TRUST DATED SEPTEMBER 22, 2022**, their successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 32, Plan of Martinwood Heights, as shown on the plat of the same of record in Plat Book 2133, Page 63, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to James A. Kirkpatrick and wife, Linda Kirkpatrick by Warranty Deed from Joni Cook and husband, Ralph Cook, dated September 11, 2008, and of record in Instrument No. 20080919-0096013, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property commonly known as 2708 LAKELAND DRIVE, NASHVILLE, TENNESSEE 37214.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 2nd day of September, 2022.

JAMES A. KIRKPATRICK

LINDA KIRKPATRICK

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES A. KIRKPATRICK and LINDA KIRKPATRICK**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of September, 2022.

JAMES ADDISON BARRY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10-30-2024

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 2nd day of September, 2022.

JAMES ADDISON BARRY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10-30-2024