Karen Johnson Davidson County
Batch# 942317 DEEDQC
11/17/2022 01:16:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221117-0122425

THIS INSTRUMENT WAS PREPARED BY: Mattea L. Rolin, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite P, Spring Hill, TN 37174		
NAME & ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Kathlyn J. Kirkwood and Alan Pratt Kirkwood, Co-Trustees Kirkwood Family Trust 517 Summit Oaks Ct. Nashville, TN 37221	NO CHANGE	**MAP:** 128 160B **PARCEL:** 053.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that we, ALAN P. KIRKWOOD AND KATHLYN J. KIRKWOOD, married, (hereinafter "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto KATHLYN J. KIRKWOOD and ALAN PRATT KIRKWOOD, as Trustee of and for the KIRKWOOD FAMILY TRUST, dated the 16th day of November, 2022, (hereinafter "Grantee"), its successors and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Phase Three, Summit Oaks, A Planned Unit Development of record in Plat at Instrument No. 20050315-0028141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alan P. Kirkwood and Kathlyn J. Kirkwood, married from Suzanne Sevier Rowland and John B, Rowland, wife and husband by Warranty Deed of record in instrument 2010905-0091144, Register's Office for Davidson County, Tennessee.
Current Source of Title: 20170905-0091144
THIS CONVEYANCE IS SUBJECT TO: (1) all matters shown on the Plan of record as Instrument Number 20050315-0028141; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050316-0029169; (3) Charter for Summit Oaks HOA or record in Instrument Number 20020131-0013598; (4) Storm water detention agreement of record in Instrument Number 20020103-0001057, Instrument Number 20030520-0068720 and Instrument Number 20040928-0116868; (5) Easement to Harpeth Valley Utility District of record in Instrument Number 20010925-0103588; (6) PUD Boundary Plat of record in Book 9700, Page 255; (7) Subject to the rights of other in and to the common area; (8) all applicable governmental and zoning regulations.

This is improved property with an address of 517 Summit Oaks Ct. Nashville, TN 37221.

The above legal description was taken from the prior deed of record. This instrument was prepared in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 16th day of November, 2022.

ALAN P. KIRKWOOD

KATHLYN J. KIRKWOOD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared ALAN P. KIRKWOOD and KATHLYN J. KIRKWOOD, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the people described in the foregoing, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 16th day of November, 2022.

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11/3/25

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(3)(F): Transfers of real estate to a revocable living trust; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409(a)(5).