Karen Johnson Davidson County
Batch# 964059 DEEDQC
01/24/2023 02:03:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20230124-0005501

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 24, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-21-2026

New Owner Address:
Samantha Maureen Steele, Trustee
3116 Kinross Avenue
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Numbers
119-14-349

QUITCLAIM DEED

Samantha Higinbotham (a/k/a Samantha Maureen Steele) ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Samantha Maureen Steele, Trustee of the Samantha Maureen Steele Revocable Living Trust, dated January 24, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, Paul David Steele, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 24, 2023**.

Samantha Higinbotham

Paul David Steele

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Samantha Higinbotham and Paul David Steele**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 24, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Airdrie Subdivision "D" as of record in Book 843, Page 76, Register's Office for said County.

Said Lot No. 7 fronts 48.5 feet on the easterly side of Kincross Avenue and runs back between parallel lines 350 feet to a dead line.

Being the same property conveyed to Samantha Higinbotham, unmarried, from Janice Jean Witmer and Cheryl Elaine Cooper, by deed of record in Instrument No. 20131202-0122017, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 3116 Kinross Avenue, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 January 24, 2023.

Affiant Signature

1/24/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, January 24, 2023.

Notary Public

My Commission Expires:

