This instrument prepared by:
J. D. Payne
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 965865 DEEDQC
01/30/2023 03:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230130-0006953

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Kinton Rossman Tennessee Community Property Trust 909 Green Valley Drive Nashville, TN 37220	Same	16005000800

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, James B. Rossman and Helen D. Kinton, husband and wife ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Helen Davis Kinton and James Bright Rossman, as the Co-Trustees of the **KINTON ROSSMAN TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Oak Hill Estates, Section One, of record in Plat Book 3700, Pages 118-120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James B. Rossman and Helen D. Kinton, husband and wife, from Barbara J. Kraus, married, by Warranty Deed of record in Instrument No. 20110503-0033784, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

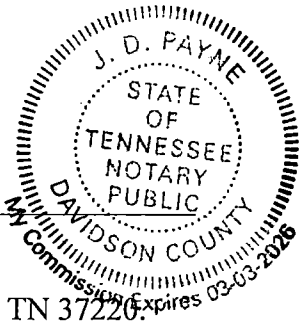
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 30th day of January, 2023.

Affiant

Notary Public My Commission Expires:



This is improved property known as 909 Green Valley Drive, Nashville, TN 37220.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 30th day of January, 2023.

James B. Rossman

Helen D. Kinton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James B. Rossman, and wife, Helen D. Kinton, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of January, 2023.

Notary Public My Commission Expires:

