Karen Johnson Davidson County
Batch# 977636 DEEDQC
03/07/2023 10:03:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20230307-0016194

PREPARED BY:

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

Actual consideration for this transfer is -$0-.

AFFIANT

ROBERT J. HAZARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires FEB. 28, 2026

Subscribed and sworn to before me on this day, March 7, 2023.

Notary Public

My Commission Expires: _____

New Owner Address:
William Harvey Kersey and
Lisa Marie Marsh Kersey, Co-Trustees
2425 Melbourne Drive
Nashville, TN 37214

Send Tax Bills To:
Same

Map-Parcel Number:
073 07 0 113.00

QUITCLAIM DEED

William M. Kersey (a/k/a William Harvey Kersey) and Lisa M. Kersey (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **William Harvey Kersey and Lisa Marie Marsh Kersey, Co-Trustees of the Kersey Family Trust, dated March 7, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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, **March 7, 2023**.

William M. Kersey

Lisa M. Kersey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William M. Kersey and Lisa M. Kersey**, 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 persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 7, 2023.

Notary Public

My Commission Expires: _____

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No, 286 on the Plan of Section Four Sunset View, as of record in Plat Book 2854, page 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William M. Kersey (a/k/a William Harvey Kersey) and Lisa M. Kersey, husband and wife, from M. Bagher Sami, a married man, by deed of record in Instrument No. 00009724-0000535, 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 2425 Melbourne Drive, Nashville, TN 37214.

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 March 7, 2023.

Affiant Signature

3/7/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, March 7, 2023.

Notary Public

My Commission Expires:

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