Karen Johnson Davidson County
Batch# 992222 DEEDQC
04/14/2023 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230414-0027405

THIS INSTRUMENT PREPARED BY:

Keller, Turner, Andrews & Ghanem
20 Music Square West, Suite 200
Nashville, TN 37203

KATHERINE ANN DESTEFANO
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 7 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 13th day of April, 2023.

Notary Public
My Commission Expires:

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
The K&L Family Trust 6040 Sedberry Drive Nashville, Tennessee 37205	NEW OWNER	116-13-0F-003.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL TARANTIN & ELIZABETH H. TARANTIN, HUSBAND AND WIFE,** (collectively, "Grantor"), by these presents, do hereby quitclaim and convey unto **DANIEL TARANTIN & ELIZABETH HENNON TARANTIN, TRUSTEES of the K&L FAMILY TRUST U/A/D April 13, 2023** and its heirs, successors and assigns (collectively "Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3, of Belle Post, established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 et seq.) and the provisions of the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151109-0113732, as amended in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151230-0131083, Second Amendment of record in Instrument No. 20160115-0004321, Third Amendment of record in Instrument No. 20160509-0045637 and Fourth Amendment 20160720-0074834, amended and restated in Instrument No. 20220628-0074572, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto (collectively the "Declaration"), to which Declaration reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Daniel Tarantin and Elizabeth H. Tarantin, husband and wife, by Warranty Deed from William Rabon and Courtney Raybon, husband and wife, of record in Instrument No. 20230323-0021196, Register's Office for Davidson County, Tennessee, dated March 22, 2023 and recorded on March 23, 2023.

This is improved property known as: **6040 Sedberry Drive, Nashville, Tennessee 37205.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may

DANIEL TARANTIN

ELIZABETH H. TARANTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **DANIEL TARANTIN & ELIZABETH H. TARANTIN**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2023.

KATHERINE ANN DESTEFANO
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 7 2025
COUNTY OF DAVIDSON

Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or 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 **4/13/2023** (date of document).

Affiant Signature

4/13/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **APRIL**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

