Karen Johnson Davidson County
Batch# 995316 DEEDQC
04/24/2023 10 16 46 AM 2 pgs
Fees $12 00 Taxes $0 00
20230424-0029872

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Ashley M. Kidd
Affiant

Subscribed and sworn to before me, this 19th day of April 2023.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Alexander and Ashley Kidd Living Trust 7257 Riverfront Drive Nashville, TN 37221	Alexander and Ashley Kidd Living Trust 7257 Riverfront Drive Nashville, TN 37221	126-16-0A-505.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Alexander Wallace Kidd and Ashley Marie Kidd, husband and wife, do hereby quitclaim, transfer and convey unto Alexander W. Kidd and Ashley M. Kidd, as Trustees of the Alexander and Ashley Kidd Living Trust dated April 19, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Final Plat of Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464, 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 Alexander Wallace Kidd and Ashley Marie Kidd, from Phillip M. Simpson and Tricia A. Simpson, husband and wife, by Warranty Deed dated January

11, 2019, and recorded on January 14, 2019, as Document No. 20190114-0003677, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of April 2023.

Alexander Wallace Kidd, Grantor

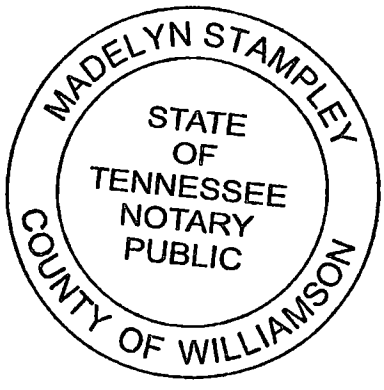
Ashley Marie Kidd, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Alexander Wallace Kidd and Ashley Marie Kidd, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, April 19, 2023.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2026