Karen Johnson Davidson County
Batch# 1004125 DEEDQC
05/17/2023 08 09 11 AM 2 pgs
Fees $12 00 Taxes $0 00
20230517-0036701

This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0** Affiant Sworn to and subscribed before me this 28th day of April, 2023 Notary Public My Commission Expires 2/28/2027

BILL BUCKINGHAM NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 02-28-2027

QUITCLAIM DEED

THIS INDENTURE, made this 28th day of April, 2023, among

KIMSEY MEGAN KERR, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KIMSEY KERR, TRUSTEE OF THE KIMSEY KERR LIVING TRUST DATED APRIL 28, 2023

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT the Grantor, for and in consideration of $10 00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises"

Land in Davidson County, Tennessee, being Lot No. 88 on the Final Plat of Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 4675, Page 9, with revisions of record in Plat Book 9700, Page 846, 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 Kimsey Megan Kerr, an unmarried woman, by Quitclaim Deed from Kimsey Kerr and Kimberly Kerr, as tenants in common with right of survivorship, dated September 3, 2020 and recorded September 10, 2020 Reference 20200910-0103382, in said Register's Office for Davidson County, Tennessee.

This is improved property is situated at 412 Huntington Ridge Drive, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Kimsey Megan Kerr.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written

Kimsey Megan Kerr

Kimsey Megan Kerr

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kimsey Megan Kerr, 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 he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 28th day of April, 2023

BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027

Notary Public
My Commission Expires 2/28/2027

Owner Name & Property Address:

Kimsey Kerr, Trustee
Kimsey Kerr Living Trust dated April 28, 2023
412 Huntington Ridge Drive
Nashville, TN 37211

Responsible Party For Taxes:

Kimsey Kerr, Trustee
Kimsey Kerr Living Trust dated April 28, 2023
412 Huntington Ridge Drive
Nashville, TN 37211

Tax Map and Parcel: 161-11-0A-088.00-CO