Karen Johnson Davidson County
Batch# 1007972 DEEDQC
05/26/2023 08 33 03 AM 3 pgs
Fees $17 00 Taxes $0 00
20230526-0039716

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 EDWARD M. DESPREZ, AFFIANT Subscribed and sworn to before me, this 23rd day of May 2023. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
EDWARD M. DESPREZ and KARLA J. DESPREZ, CO-TRUSTEES 825 Kirkwood Avenue Unit 1 Nashville, TN 37204	New Owner	Map and Parcel Nos.. 118-02-3J-001.00 118-02-3J-002.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Edward M. DesPrez and Karla DesPrez, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Edward M. DesPrez and Karla J. DesPrez, Co-Trustees of the DesPrez Joint Revocable Trust, created March 7, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 825 Kirkwood Avenue Unit 1 and Unit 2, Nashville, TN 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 91.5 feet of the northerly one-half of Lot No. 33 on the Map showing the subdivision of part of the Vaulx Land, made July 1, 1921, by Earl Drake, County Surveyor, described as follows:

Beginning on the southerly margin of Kirkwood Avenue at the northwest corner of the property conveyed to Ira T. Adams and wife, by deed from Josephine D. Pitts, as of record in Book 3069, page 267, Register's Office for Davidson County, Tennessee; thence with the said Adams' westerly line southerly 242 feet to a point; thence westerly 91.5 feet to a point; thence northerly 242 feet to the southerly margin of Kirkwood Avenue; thence with the southerly margin of Kirkwood Avenue easterly 91.5 feet to the beginning.

Being the same property conveyed to Edward M. DesPrez and Karla DesPrez, husband and wife, from S. Rickly Christian, married, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20050125-0009008.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23rd day of May 2023.

Edward M. DesPrez, Grantor

Karla DesPrez, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Edward M. DesPrez**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May 2023.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Karla DesPrez**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May 2023.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027