Karen Johnson Davidson County
Batch# 1031709 DEEDQC
07/27/2023 04:01:48 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230727-0058124

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QUITCLAIM DEED

Property Owner: Trecia Knapp Carla Retief Julie Duncan

Parcel Identification No: 117 04 0 298.00

Prepared By: Julie Duncan
3425 Pleasant Valley RD Nashville, Tennessee 37204

After Recording, Return Deed To: Kirkwood JTC LLC
3425 Pleasant Valley RD Nashville, Tennessee 37204

Mail All Real Estate Tax Statements To: Kirkwood JTC LLC
3425 Pleasant Valley RD Nashville, Tennessee 37204

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one Dollars ($1) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Carla Retief, a married individual, residing at 237 Pelham Dr, Brentwood , Tennessee, 372027.

Julie Duncan, a single individual, residing at 3425 Pleasant Valley Rd, Nashville, Tennessee, 37205.

Trecia Knapp, a married individual, residing at 2550 Snowbird Hollow Rd, Franklin, Tennessee, 37064.
The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Kirkwood JTC LLC with Julie Duncan acting as the Managing Member with a principal office address located at 3425 Pleasant Valley Rd , Nashville, Tennessee, 37204 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

LAND in DavidsonCounty, TN being Lot 102 on the Plan of Victoria Place of record in Book 332 Page 10 Registrar's Office for said County.

Said Lot No. 102 fronts 69 feet on the southerly margin of Kirkwood Avenue formerly known as Augusta Avenue and extends back 125.6 feet on the easterly line and 125 feet o the westerly line to an alley line in the rear, measuring 69.9 feet thereon.

Being the same the same property conveyed to Allen J Goll, married bt deed from Terry Hillman, married, of record in Record Book 10267, page 834, Register's Office for Davidson County, TN

This improved property , know as 1509 Kirkwood Avenue , Nashville, TN 37212

Map Parcel No. 11704 0298.00

The instrument constituting the source of Grantor's(s') legal and equitable interests in the foregoing described property was as follows: ~~Map Parcel No. 117-04-298.00~~ 20230720-0055881

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of July 21 2023.

Grantor's Signature _____ Date July 21 2023
Print Name: Carla Retief
Address: 237 Pelham Dr, Brentwood , Tennessee, 372027

Grantor's Signature _____ Date July 21 2023 **Print Name**: Julie Duncan
Address: 3425 Pleasant Valley Rd, Nashville, Tennessee, 37205

Grantor's Signature _____ Date July 21 2023
Print Name: Trecia Knapp
Address: 2550 Snowbird Hollow Rd, Franklin, Tennessee, 37064

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of ~~Davidson~~ Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracia Knapp whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of July, 2023.

Paula M Sanders (SEAL)

Notary Public

My Commission Expires: 11/1/26

PAULA M SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires November 1, 2026

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant's Signature Tracia Knapp

State of Tennessee

County of ~~Davidson~~ Williamson

Subscribed and sworn before me this 26 day of July, 2023.

Paula M Sanders

Notary Public

PAULA M SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires November 1, 2026

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Morris whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 27 day of July, 2023.

Laura Morris **(SEAL)**
Notary Public

My Commission Expires: 5/9/23

LAURA MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2026

~~I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $790,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.~~

Affiant's Signature _____

State of Tennessee

County of Davidson

Subscribed and sworn before me this 27 day of July, 2023.

Laura Morris
Notary Public

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carla Retief whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 27 day of July, 2023

(SEAL)

Notary Public

My Commission Expires: 1/4/27

VANESSA NEWMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

~~I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $790,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.~~

Affiant's Signature Carla Retief

State of Tennessee

County of Davidson

Subscribed and sworn before me this 27 day of July, 2023

Notary Public

VANESSA NEWMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY