This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1036172 DEEDQC
08/08/2023 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230808-0061543

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
KLF Revocable Living Trust 120 Prospect Hill Nashville, Tennessee 37205	Same	116-08-0F-120.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Katherine Lynn Figlio**, also known as Katherine L. Harwell ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **K. L. Figlio** as Trustee of the **KLF Revocable Living Trust**, and its successors, heirs and assigns. The real estate is described as follows:

Land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the plan of Sugartree, Phase III of record in Plat Book 5050, Page 67-71, 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 Aubrey B. Harwell, III, a married man, and Katherine L. Harwell, a married woman, by warranty deed from Wanda C. Sisk and husband, James L. Sisk, Jr., Instrument No. 20200817-0092192, of record in the Davidson County Register of Deeds Office.

Being the same property conveyed to Katherine Lynn Figlio by quitclaim deed from Aubrey B. Harwell, III, Instrument No. 20230417-0028060, of record in the Davidson County Register of Deeds Office.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 31st day of July, 2023.

Affiant _____

Notary Public _____ My Commission Expires: _____

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

This is improved property known as 120 Prospect Hill, Nashville, Tennessee 37205
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THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 31st day of July, 2023.

_____
Katherine Lynn Figlio, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Lynn Figlio**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 31st day of July, 2023.

_____ My Commission Expires: _____
Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 July 1, 2021.

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 8, 2023.

Notary Public: Julie Downs Payne
My Commission Expires: 03/03/2026

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026