Address New Owner·	Map-Parcel Numbers.	Send Tax Bills To·
John E. Kuhn and Janet L. Kuhn **3724 Richland Ave.** **Nashville, TN 37205**	**104 09 0 072.00**	**SAME**

Karen Johnson Davidson County
Batch# 1037212 **DEEDQC**
08/11/2023 08 59 36 AM 3 pgs
Fees $17 00 Taxes $0 00

20230811-0062298

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Janet L. Kuhn and John E. Kuhn, Trustees of the Janet L. Kuhn Living Trust, established by the Revocable Trust Agreement of Janet L. Kuhn dated August 8, 2012** (the "Grantors"), by these present hereby transfers, assigns, and quitclaims to **John E. Kuhn and Janet L. Kuhn, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **3724 Richland Ave., Nashville, TN 37205**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 3rd day of August, 2023

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7-7-25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 3rd day of August, 2023.

JANET L. KUHN, TRUSTEE

JOHN E. KUHN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janet L. Kuhn and John E. Kuhn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 3rd day of August, 2023.

Notary Public

My Commission Expires:
7-7-25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 181, Block 8, on the Map of Richland Realty Company's "A", of record in Book 161, Page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to: Taxes for 2008, and subsequent years; All the matters shown on the Plan, with Owner's Certificate, of record in Plat Book 161, Page 151, said Register's Office.

BEING the same property conveyed to Janet L Kuhn and/or John E. Kuhn, Trustees of the Janet L Kuhn Living Trust, established by the Revocable Trust Agreement of Janet L. Kuhn dated August 8, 2012 from Janet L Kuhn, by warranty deed filed for record on October 15, 2012, Instrument Number 20121015-0094273, as of record in the Register's Office for Davidson County, Tennessee.