Karen Johnson Davidson County
Batch# 1039531 DEEDQC
08/17/2023 01:37:30 PM 5 pgs
Fees: $28.00 Taxes: $2,133.05
20230817-0064345

Recordation Requested By/Return to:
SUMMIT SETTLEMENT SERVICES
50 JORDAN STREET
EAST PROVIDENCE, RI 02914
File No. ASV-139368

This Instrument Prepared By:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
BRYAN LARSON AND REBECCA LARSON	BRYAN LARSON AND REBECCA LARSON	131-01-0B-122-00
2 REDBUD DRIVE NASHVILLE, TN 37215	2 REDBUD DRIVE NASHVILLE, TN 37215	

Executed this 10TH day of AUGUST 2023

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF $576,500.00 IN HAND PAID TO CHRISTINA KILBURN, TRUSTEE OR HER SUCCESSORS IN INTEREST UNDER THE REBECCA S. LARSON IRREVOCABLE TRUST DATED JANUARY 10, 2019, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO BRYAN LARSON AND REBECCA LARSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 2 ON THE PLAN OF REDBUD, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 4675, PAGE 137, AMENDED IN BOOK 4910, PAGE 872, BOOK 4937, PAGE 346, BOOK 4953, PAGE 846 AND BOOK 5003, PAGE 925, SAID REGISTER'S OFFICE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO CHRISTINA KILBURN TRUSTEE OR HER SUCCESSORS IN INTEREST UNDER THE REBECCA S. LARSON IRREVOCABLE TRUST DATED JANUARY 10, 2019 FROM REBECCA LARSON AND RECORDED ON JANUARY 15, 2019 IN INSTRUMENT NO. 20190115-0004261.

Property known as, 2 REDBUD DRIVE, NASHVILLE, TN 37215
This instrument was prepared without the benefit of a title examination.

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

Witness my hand this 10th day of August, 2023

CHRISTINA KILBURN, TRUSTEE OR HER SUCCESSORS IN INTEREST UNDER THE REBECCA S. LARSON IRREVOCABLE TRUST DATED JANUARY 10, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, MONICA K. COGGER NOTARY PUBLIC of the state and county mentioned, personally appeared **CHRISTINA KILBURN, TRUSTEE OR HER SUCCESSORS IN INTEREST UNDER THE REBECCA S. LARSON IRREVOCABLE TRUST DATED JANUARY 10, 2019**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
Printed Name: MONICA K. COGGER
My Commission Expires: 01-21-2026

Witness my hand this 10TH day of AUGUST, 20 23

REBECCA S. LARSON, INVESTMENT ADVISER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, MONICA K. COGGER, NOTARY PUBLIC of the state and county mentioned, personally appeared **REBECCA S. LARSON, INVESTMENT ADVISER,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
Printed Name: MONICA K. COGGER
My Commission Expires: 01-21-2026

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $576,500.00

REBECCA S. LARSON, Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn before me this the 10TH day of AUGUST, 2023

Notary Public
My commission expires: 01-21-2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Meagnan McCarthy, 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 **8/10/2023** (date of document).

Affiant Signature

8/16/2023

Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this **16** day of **August**, 2**023**.

JUSTIN W DENOMME
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID # 770244
MY COMMISSION EXPIRES 03/24/2027

Notary's Signature

MY COMMISSION EXPIRES: 3/24/2027

NOTARY'S SEAL