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| **This Instrument Prepared By and Returned To:**<br><br>The Law Office of Trent Linville, PLLC<br>725 Cool Springs Blvd, Ste. 600<br>Franklin, TN 37067<br><br>**After Recording Return To The Above.** | The actual consideration for this transfer is **$0**<br><br>Affiant<br><br>Sworn to and subscribed before me this 18th day of August, 2023<br><br>Notary Public<br>My Commission Expires 2/28/27 |

BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027

Karen Johnson Davidson County
Batch# 1046463 **DEEDQC**
09/06/2023 08 13 02 AM 4 pgs
Fees $22 00 Taxes $0 00

20230906-0069667

# QUITCLAIM DEED

**THIS INDENTURE**, made this 18th day of August, 2023, among:

**PAULA JANE KERR AND HUSBAND JOHN GREER KERR,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**JOHN KERR AND PAULA KERR, TRUSTEES OF THE JOHN AND PAULA TRUST DATED AUGUST 18, 2023,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10 00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.**

**Being the same property conveyed to Paula Jane Kerr and husband John Greer Kerr by Warranty Deed from David Hall Moss and wife Sara Kathleen Moss, dated October 29, 1999, and recorded November 3, 1999, located at Reference No. 00011728-0000729 in said Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 208 Cloverdale Court, Nashville, TN 37214.**

**THIS DEED** has been prepared solely upon information furnished by **Paula Jane Kerr** and **John Greer Kerr.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Paula Jane Kerr

**Paula Jane Kerr**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Paula Jane Kerr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2023

Notary Public
My Commission Expires: 2/28/27

BILL BUCKINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-28-2027

**John Greeg Kerr**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John Greeg Kerr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2023

Notary Public
My Commission Expires: 2/28/27

BILL BUCKINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-28-2027

**Owner Name & Property Address:**

John and Paula Kerr, Trustees
John and Paula Trust dated August 18, 2023
208 Cloverdale Court
Nashville, TN 37214

**Responsible Party For Taxes:**

John and Paula Kerr, Trustees
John and Paula Trust dated August 18, 2023
208 Cloverdale Court
Nashville, TN 37214

**Tax Map and Parcel: 095 07 0 138.00**

# EXHIBIT "A"

**Being part of Lot No. 1 on the Plan of Marry Oaks. Section 4, as of record in Book 2330, Page 128, Register's Office Davidson County. Tennessee. Beginning at a point in the westerly margin of Cloverdale Court, said point being 234. 8 feet from the beginning of a curve to Cloverdale Road; thence westerly 270.0 feet to a point; thence in a northerly direction 102.3 feet to a point; thence in an easterly direction 58.7 feet to a point; thence 3.7 feet in a northerly direction to a point; thence easterly 196. 4 feet to a point in the westerly margin of Cloverdale Court; thence south with said Court 117 .6 feet to the point of beginning as shown on a survey by John Kohl, licensed surveyor, dated August 3, 1976.**