Karen Johnson Davidson County
Batch# 1069461 DEEDQC
11/07/2023 03:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231107-0087166

BRENDA COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Patricia M Kyger
AFFIANT

Subscribed and sworn to before me on this day, November 3, 2023.

Brenda Covington
Notary Public

My Commission Expires: May 9, 2026

New Owner Address:
Kent Kyger and Patricia M. Kyger,
Co-Trustees
6413 East Valley Court
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
129 04 0 088.00

QUITCLAIM DEED

Kent Kyger and Patricia M. Kyger, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Kent Kyger and Patricia M. Kyger, Trustees of The Kyger Family Trust, dated 11-3-23, 2023** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, November 3, 2023.

Kent Kyger

Kent Kyger

Patricia M Kyger

Patricia M. Kyger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kent Kyger** and **Patricia M. Kyger** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, November 3, 2023.

Brenda Covington

Notary Public

My Commission Expires: May 9, 2026

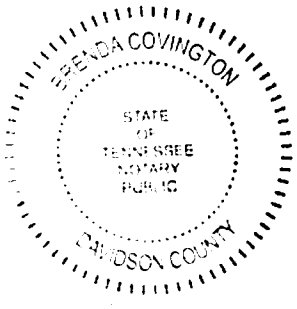


EXHIBIT A

Being Lot No. 4 on the plat of West Meade Ridge, Section II, as of record in book 4460, page 7, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeast corner of said lot, said point being a common corner with lot No. 5 of West Meade Farms, Inc., as of record in book 1424, page 47, owned by Jane F. Rule: thence North 54° 44' West a distance of 439.75 feet to a point; thence North 60° 41' West a distance of 150 feet to a point in the easterly margin of East Valley Court; thence with the easterly margin of said road, along a curve to the left, radius 150 feet, a distance of 100.79 feet to a point; thence continuing along the easterly margin of said road North 3° 41' West a distance of 110.35 feet to a point; thence North 86° 19' East a distance of 251.05 feet to a point; thence South 1° 46' West a distance of 221.75 feet to a point; thence South 35° 06' East a distance of 402.36 feet to the point of beginning and containing 2.1 acres.

Being the same property conveyed to Kent Kyger and Patricia M. Kyger, husband and wife from Andrew J. Bellm, Trustee, and to Andrew J. Bellm, Trustee from Kent Kyger and wife, Patricia M. Kyger, as equal tenants in common, by quitclaim deed of record in Instrument No. 202311070087165, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 6413 East Valley Court, Nashville, TN 37205.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 November 3, 2023.

Affiant Signature

Date: November 7, 2023

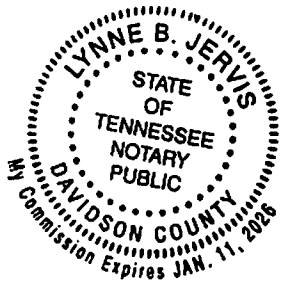
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, November 7, 2023.

Notary's Signature

My Commission Expires: 1-11-26
Notary's Seal



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