Karen Johnson Davidson County
Batch# 1089274 DEEDQC
01/08/2024 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240108-0001430

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
James O. Fagan, Trustee James O. Fagan Trust 202 Kensington Park Nashville, TN 37215	same	117 13 0B 124.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, James O. Fagan (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to James O. Fagan, Trustee and his successors in trust, of the James O. Fagan Trust dated December 19, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421 amended in Book 6771, page 683 and Book 6900, page 164, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to James O. Fagan, by Quitclaim Deed from Carla Dawne Kimbrell dated March 26, 2013, of record at Instrument No. 20130402-0032382, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to James O. Fagan and wife, Carla Dawne Kimbrell, by Warranty Deed from The Zeitlin Group, a joint venture composed of Martin Construction Company, Inc. and Jeffrey Construction Company, Inc., dated June 28, 1991, of record in Book 8388, page 893, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 202 Kensington Park, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 19th day of December, 2023.

James O. Fagan, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James O. Fagan, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of December, 2023.

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

James O. Fagan, Affiant

Subscribed and sworn to before me this 19th day of December, 2023.

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 December, 19, 2023.

Andrea J. Sinclair

Andrea J. Sinclair

1/8/2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of January.

Notary Public

My Commission Expires: 7/7/25



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