Karen Johnson Davidson County
Batch# 1106313 DEEDQC
03/01/2024 06:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240301-0014090

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 29, 2024.

Notary Public

My Commission Expires: 5/27/26

ERIC J. SCOTT STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES MAY 27, 2026

New Owner Address:
KDA Family Trust
6647 Clearbrook Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
129 10 0 082.00

QUITCLAIM DEED

Kathy Abernathy ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **KDA Family Trust dated February 29, 2024** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **February 29, 2024**.

Kathy Abernathy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kathy Abernathy**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 29, 2024.

Notary Public

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of West Meade Park, Inc., Section One of record in Plat Book 2900, Page(s) 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathy Abernathy from John Taylor Reid and Kristyn Reid, husband and wife by deed of record in Instrument No. 20240220-0011567, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 129 10 0 082.00.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Park, Inc., Section One, as recorded in Plat Book 2900, Page(s) 103 and 104.

40-foot minimum building setback line from Clearbrook Drive, and a 10-foot easement for public utility purposes along the northerly side and rear lines of said lot.

2.5 x 25-foot utility anchor easement located on the southwesterly front corner of said lot, and a 5-foot easement for drainage along the southerly side line.

Easement for flow of Creek along the rear portion of said lot and the following note "Pump to be used on Lot 17 for sewage disposal or otherwise approved by the Davidson County Health Department."

Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4758, page 127, said Register's Office.

Rights of upper and lower riparian owners to the flow of the waters of the unknown branch, free from diminution or pollution.

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

This property is commonly known as 6647 Clearbrook Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 February 29, 2024.

Affiant Signature

2/29/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
February 29, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

