Karen Johnson Davidson County
Batch# 1107478 DEEDQC
03/05/2024 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240305-0015230

This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 27th day of February, 2024. Notary Public My Commission Expires: 5-21-24 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(B).**

TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of February, 2024, among:

KRISTINE O'CONNOR,

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

AND

KRISTINE O'CONNOR, TRUSTEE OF THE KRISTINE O'CONNOR LIVING TRUST DATED FEBRUARY 27, 2024,

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 hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Situated in Davidson County, Tennessee, being Lot No. 17, Block "B" on the Map of Jackson Park, Section I, as of record in Book 843, page 17, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 60 feet on the southerly side of Kenwood Drive, and runs back between parallel lines 133 feet to a dead line.

Being the same property conveyed to Kristine O'Connor, by Warranty Deed from Maxie S. Starks, and wife, Kathy R. Starks, dated February 7, 2008, and recorded February 11, 2008, at Instrument No. 20080211-0013558, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1132 Kenwood Drive, Nashville, TN 37216.

THIS DEED has been prepared solely upon information furnished by **Kristine O'Connor.** 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.

KRISTINE O'CONNOR

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kristine O'Connor**, 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 27th day of February, 2024.

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Kristine O'Connor, Trustee
Kristine O'Connor Living Trust dated February 27, 2024
1132 Kenwood Drive
Nashville, TN 37216

Responsible Party For Taxes:

Kristine O'Connor, Trustee
Kristine O'Connor Living Trust dated February 27, 2024
1132 Kenwood Drive
Nashville, TN 37216

Tax Map and Parcel: Map 61-08 Parcel 187

Certificate of Authenticity

I, Trent Linville, 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 February 27, 2024.

Date

T L

Affiant Signature

02/27/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27 day of February, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

