Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1107802 DEEDQC
03/06/2024 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240306-0015648

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Ryan A. Kirkland and Catherine McCracken Kirkland
Co-Trustees, Kirkland Family Revocable Living Trust
1404 Ramble Hill Circle
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map and Parcel No.
172140A06600CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ryan A. Kirkland and Catherine McCracken Kirkland f/k/a Catherine Fariss McCracken, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Ryan A. Kirkland and Catherine McCracken Kirkland, Co-Trustees, Kirkland Family Revocable Living Trust Agreement dated March 5, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section Two, Wexford Downs, of record in Book 9700, Page 593 & 594, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Ryan A. Kirkland and Catherine McCracken Kirkland f/k/a Catherine Fariss McCracken, husband and wife**, by Quit Claim Deed dated June 9, 2011, from **Ryan A. Kirkland**, recorded in Instrument No. 20110615-0045660, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1404 Ramble Hill Circle, Nashville, TN 37211.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 5th day of March 2024.

Ryan A. Kirkland

Catherine McCracken Kirkland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ryan A. Kirkland**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Catherine McCracken Kirkland**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of March 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 5, 2024.

Affiant Signature

March 5, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of March 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

