Karen Johnson Davidson County
Batch# 1109953 DEEDQC
03/12/2024 08:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240312-0016864

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399, Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Judith Kenigson
Address: 2021 Rosecliff Dr.
Nashville
State: TN Zip Code: 37206

Map and Parcel #: 083 04 0 019.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to Judith Kenigson , a single woman , residing at 2021 Rosecliff Dr. County of Davidson, City of Nashville , State of TN (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Judith Ann Kenigson, Trustee of the Judith A. Kenigson Revocable Living Trust dated February 23, 2024, and any amendments thereto , (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

SEE EXHIBIT A

Being same property conveyed in instrument 20020423-0049868

Grantor's Signature

Judith Kengson
Grantor's Name

2021 Rosecliff Dr
Address

Nashville TN 37206
City, State & Zip

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith Kengson whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of February, 2023.

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 23rd day of February, 2023.

Notary Public
My Commission Expires: 11/8/27

Exhibit "A" Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 131 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 131 fronts 65 feet on the north side of Rosecliff Drive and runs back between lines, 180.3 feet on the west line and 201.7 feet on the east line to a dead line in the rear on which it measures 69 feet.

AND BEING the southerly part of an unnumbered tract marked "H. F. Corder" and shown on the Plan of Corder Heights, as of record in Book 1835, page 77, Register's Office for said County, and described according to a survey thereof made September 11, 1961, by T. R. Sanford, Surveyor, as follows:

BEGINNING at an iron pin at the westerly corner of Lots Nos. 12 and 13, shown on the Plan of Corder Heights, above referred to and being in the east line of H. F. Corder unnumbered tract; thence North 88 deg. 27' West 195.3 feet to a spike in the root of an 18 inch hackberry tree, in the east line of Lot No. 129 on the Plan of Rosebank Park, as of record in Book 1835, page 26; thence with the line of said Lot, South 55 deg. 54' West 92.7 feet to a concrete monument; thence along the line of Lots Nos. 129, 130, 131 and 132 of said Rosebank Park, South 86 deg. 56' East 200.3 feet to a concrete monument in the west line of Lot No. 11 of said Corder Heights Subdivision; thence with the line of said Lot 11 and of Lot 12 of said Subdivision, North 3 deg. 04' East 97.5 feet to the point of beginning.

BEING the same property conveyed to Ronald Kenigson and wife, Judith Kenigson, by Warranty Deed from Ronald C. Ellis and wife, Victoria R. Ellis, dated July 24, 1986, recorded July 25, 1986, of record in Book 6928, page 636, in the Register's Office for Davidson County, Tennessee.

rta/81274-02

44-060

Tennessee Certification of Electronic Document

I, Katherine Stanfield 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 2/23/24 (date of document).

Katherine Stanfield
Affiant Signature

2/23/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARIAL SEAL
JOAN ARTYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027