Karen Johnson Davidson County
Batch# 1123674 DEEDQC
04/16/2024 01:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240416-0027155

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Mark Kennady
AFFIANT

Subscribed and sworn to before me on this day, April 16, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 09/19/2027

New Owner Address:
Kennady Family Trust
5312 Cochran Drive
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
161-01-0-B 18.00

QUITCLAIM DEED

Mark Kennady and wife, Mary H. Kennady (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to Walter Mark Kennady and Mary Holifield Kennady, Co-Trustees of the **Kennady Family Trust**, dated April 16, 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, **April 16, 2024**.

Mark Kennady

Mary H. Kennady

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal, at office, on this day, April 16, 2024.

Notary Public

My Commission Expires: _____

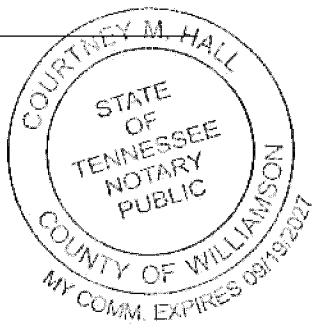


EXHIBIT A

Land in Davidson County, TN, being Lot No. 96 on the Plan of Phase One, Aberdeen Woods, of record in Plat Book 9700, Page 589, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Kennady and wife, Mary H. Kennady, from Zaring Homes, Inc., an Ohio corporation, by deed of record in Book 11413, Page 833, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 5312 Cochran Drive, Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, 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 April 16, 2024.

Affiant Signature

4/16/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 16, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027