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 #: 032 00 0 019.00

Karen Johnson Davidson County
Batch# 1132276 DEEDQC
05/08/2024 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240508-0033752

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 , (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:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey by Ray G. Cole, Surveyor No. 924, dated January 21, 1986, as follows:

BEGINNING at an existing iron pin in the easterly margin of Brick Church Pike, a comer to the property of William J. Locke, as described by Deed of record in Book 5048, Page 904, Register's Office for Davidson County, Tennessee; thence with the line of Locke, South 87 deg. 07' 01" East 663.21 feet to an existing iron pin; thence South 87 deg. 52' 25" East 210.03 feet to a large hickory tree; thence South 30 deg. 53' 45" West 336.76 feet to an iron pin; thence South 78 deg. 25' 40" West 371.46 feet to an iron pin; thence South 83 deg. 21' 26" West 282 .85 feet to an iron pin in the easterly margin of Brick Church Pike; thence with the easterly margin of Brick Church Pike on a curved line having a delta angle of 9 deg. 58' 26", a radius of 1,024.40 feet, a tangent of 89.39 feet for a length of 176.33; thence continuing with said margin of said Pike on a curved line having a delta angle of 29 deg. 29' 18", a radius of 518.99 feet, a tangent of 136.58 feet for a length of 267.11 feet to the point of beginning and containing 6.532 acres, more or less.

Being the same property conveyed to Ronald B. Kenigson, unmarried, by deed from Thomila Gale Nethery, unmarried, of record in Book 11364, Page 38, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2008 Metropolitan Government taxes shall be the Grantee's responsibility for payment thereof.

This instrument has been prepared upon information furnished by the parties and without the benefit of closing thereupon.

This is not the principal place of residence of the Grantor.

This is unimproved property known as O Brick Church Pike, Whites Creek, Tennessee 37189.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Being same property conveyed in instrument 20081105-0109915

Grantor's Signature

Judith Kenigson
Grantor's Name

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith Kenigson 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of April, 2024

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

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 26th day of April, 2024

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires:
11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stanford, 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 4/26/24 (date of document).

Affiant Signature

4/26/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

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