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 0 045.00

Karen Johnson Davidson County
Batch# 1132278 DEEDQC
05/08/2024 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240508-0033755

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:

Being Lot No. 111 on the Plan of Rosebank Park, as of record in Plat Book 1835, page 26, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 1835, page 26, said Register's Office.

This is improved property known as 2016 Rosecliff Dr. Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Being same property conveyed in instrument 20030818-0119403

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 Stanton, 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).

Katherine Stanton
Affiant Signature

4/26/24
Date

State of TN

County of Davidson

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

Joan Ann Tyson
Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

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