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 0 189.00

Karen Johnson Davidson County
Batch# 1132279 DEEDQC
05/08/2024 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240508-0033756

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:

Land in Davidson County, Tennessee, being Lot No.3 on the Plan of Robinson Subdivision, of record in Plat Book 5060, Page 155, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Floyd E. Robinson, Sr., and wife Joyce R. Robinson by deed of record in Book 5121, Page 396, and corrected in Book 5164, Page 236, Register's Office for Davidson County, Tennessee.

Restrictions, conditions and easements as shown on the Plan of record m Plat Book 5060, Page 155, said Register's Office.

This is improved property was known as 424 A & B Rosebank Ave. 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.

Being same property conveyed in instrument 20010801-0081803

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 Stanfour, 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 Stanfour
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 R Wyser
Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY SEAL

