Karen Johnson Davidson County
Batch# 1149681 DEEDQC
06/21/2024 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240621-0046682

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF JUNE 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, #186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Travis A. Renn, Trustee **TN-MMXXIV Legacy Revocable Living Trust**	**NEW OWNER**	**107-14-0-003.00**
715 Hagan Street, Unit 422 **Nashville, Tennessee 37203**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the **19** day of June, 2024, the undersigned, **TRAVIS A. RENN**, an Unmarried Person or Whose Spouse has No Interest (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **TN-MMXXIV LEGACY REVOCABLE LIVING TRUST DATED JUNE 11, 2024, TRAVIS A. RENN, TRUSTEE** (the "*Grantee*"), the Grantee's successors and/or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **900 KIPLING DRIVE, NASHVILLE, TENNESSEE 37217**, and more particularly described as follows:

Being Lot Number 62 on the Map of Miro Meadows, as of record in Book 1424, Page 94, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Kipling Drive, at the common corner of Lot Nos. 62 and 63; thence northerly with the dividing lines between said Lots, 174.1 feet to a point in the northerly boundary line of said Subdivision, thence westerly with the said boundary line, 75.4 feet to a concrete monument set in the easterly margin of Goodbar Drive; thence with the easterly margin of Goodbar Drive, southerly 154.3 feet to another concrete monument at the beginning of the curve; thence around said curve in a southeasterly direction 31.42 feet to the northerly margin of Kipling Drive; thence with the margin of the same, easterly 55.4 feet to the point of beginning.

Being the same property conveyed to Travis A. Renn, an unmarried man, by Warranty Deed dated May 21, 2024, from Clarissa Hope Johnson, as Trustee of the Clarissa Hope Johnson Living Trust dated December 7, 2022 and Jason Ralph Mason, unmarried, as to his life estate, and recorded on May 22, 2024, as Instrument No. 20240522-0038187 in said Register's Office.

This improved property more commonly known as 900 Kipling Drive, Nashville, Tennessee 37217.

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This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this **19** day of June, 2024.

GRANTOR: TRAVIS A. RENN

SIGNER: Travis A. Renn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Travis A. Renn** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 19 day of June, 2024.

Notary Public

03-08-2028
My Commission Expires

QUINN BANNON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03-08-2028
DAVIDSON COUNTY

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 19, 2024.

Affiant Signature

6/21/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 21st day of June, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).