Karen Johnson Davidson County
Batch# 1156571 DEEDQC
07/11/2024 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0051969

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, or value, whichever is greater, for this transfer is $__0__.

Affiant

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 11th day of July, 2024.

Notary Public
My commission expires: 10/20/2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
KP Real Estate, LLC	Owner	Map 091-06-0, Parcel 076.00
406 Van Buren St.		
Nashville, TN 37208		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Katlin B. Pendleton, an unmarried woman,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **KP Real Estate, LLC,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 76 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 201512180127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Katlin B. Pendleton, an unmarried woman by Warranty Deed dated May 20, 2016 from Craighead Development, LLC, a Tennessee limited liability company of record May 23, 2016 in Instrument No 20160523-0051197, Register's Office for Davidson County, Tennessee.

This property is known as 214 West Mill Dr., Nashville, TN 37209.

Witness my/our hands this 11 day of July, 2024.

Katlin B. Pendleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Katlin B. Pendleton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2024.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public at Large

My commission expires: 1/17/2027

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Certificate of Authenticity

I, Kinkra Spann, 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 7/11/2024.

Date

Affiant Signature

7/11/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of July, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY