Karen Johnson Davidson County
Batch# 1157414 DEEDQC
07/12/2024 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052518

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TN COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 12 day of July, 2024. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

	Send Tax Bills To:	Map-Parcel Numbers:
Lisa M. Stewart Eriks, Trustee	**New Owner**	**081-03-31-001.00CO**
10500 Catfoot Street		
Prospect, KY 40059		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **I/we, Mark C. Eriks and Lisa Stewart Eriks, husband and wife, and Kathryn Eloise Burnside, unmarried,** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Lisa M. Stewart Eriks, Trustee of the Lisa M. Stewart Eriks Living Trust dated January 18, 2023, and any amendments thereto,** herein called "GRANTEE(S)", her/his/their successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1708 McKinney Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20180220-0015960, Register's Office of Davidson County, Tennessee, including without limitation the B-Laws appended thereto. Reference is hereby made to the plan of 1708 McKinney Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20180220-0015960, Register's Office of Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed Mark C. Eriks and Lisa Stewart Eriks, husband and wife, and Kathryn Eloise Burnside, unmarried, by Warranty Deed from James Phillips and Jeremy Frost, dated December 13, 2019 and recorded December 16, 2019, 2019, of a Instrument No. 20191216-0129510, Register's Office of Davidson County, Tennessee.

This is Improved property known as: 1708 McKinney Ave., Nashville, TN 37208

WITNESS my/our hand(s) this 5 day of JULY, 2024.

Mark C. Eriks

Lisa Stewart Eriks

Kathryn Eloise Burnside

STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State I//We **Mark C. Eriks,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of June, 2024.

Kateleigh D Lorimer
Notary Public

My Commission Expires: December 13, 2026

Kateleigh Danielle Lorimer
Notary Public, ID KYNP63241
State at Large, Kentucky
My Commission Expires on Dec. 13, 2026

STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State I//We **Lisa Stewart Eriks** , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of June, 2024.

Kateleigh D Lorimer
Notary Public

My Commission Expires: December 13, 2026

Kateleigh Danielle Lorimer
Notary Public, ID KYNP63241
State at Large, Kentucky
My Commission Expires on Dec. 13, 2026

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State I//We **Kathryn Eloise Burnside,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of July, 2024.

China Hendrix
Notary Public

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/28/24 (date of document).

Jennifer Russell
Affiant Signature

7/12/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12 day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

