Karen Johnson Davidson County
Batch# 1174791 DEEDQC
08/27/2024 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065841

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 27, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Kessenger Family Trust
2027 Daylily Drive
Franklin, TN 37067

Send Tax Bills To:
Same

Map-Parcel Number:
136 150 B 002.00

QUITCLAIM DEED

JD Kessenger ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Kessenger Family Trust**, dated August 27, 2024 ("Grantee"), a joint revocable trust established by the Grantor and the Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Betty Kessenger**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 27, 2024**.

JD Kessenger

Betty Kessenger

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **JD Kessenger** and **Betty Kessenger**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 27, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Being Unit Number 2 on the Plan of a Horizontal Property Regime (Private Element), Phase 1, Smith Springs Townhomes, Revision 1 of record in Plat Book 11700, page 16 and revised in Plat Book 11700, page 42 and Instrument No. 200106290068936, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J.D. Kessenger and wife, Amanda Kessenger, by deed from Taber Lake, LLC, of record in Instrument Number 20020509-0057687, Register's Office for Davidson County, Tennessee. Being the same property conveyed to JD Kessenger from Amanda Kessenger, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed April 3, 2003, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 03D-81, by deed of record in Instrument No. 20030721-0101679, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3401 Anderson Road, Unit 2, Antioch, TN 37067.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 August 27, 2024.

Affiant Signature

8-27-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 27, 2024.

Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027