THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1188744 DEEDQC
10/02/2024 01:29:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241002-0076502

This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Christopher Lane Kearney and Jamie Jo Kearney 1024 15th Avenue South Nashville, TN 37212	Owners	105 01 0 618.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christopher Lane Kearney and Jamie Jo Kearney, Trustees, or their successors in interest, of the Kearney Family Living Trust dated September 6, 2024, and any amendments thereto**, hereinafter called the Grantors, do hereby Quitclaim unto **Christopher Lane Kearney and wife, Jamie Jo Kearney**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Lot 1, Resubdivision of Lots 71, 72, and 73 of the Boyd Ament Plan and part of Lot 83 of the B. E. Shields Heirs Addition**, as of record in Book 6250, page 864, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Lane Kearney and wife, Jamie Jo Kearney, by Warranty Deed from Melinda Owen Bass and husband, Jack M. Bass, filed on 05/23/1995, at Book 9678, page 737, Davidson County Register of Deeds; and being further conveyed to Christopher Lane Kearney and Jamie Jo Kearney, Trustees, or their successors in interest, of the Kearney Family Living Trust dated September 6, 2024, and any amendments thereto, by Quitclaim Deed from Christopher Lane Kearney and wife, Jamie Jo Kearney, filed on 09/11/2024, at Instrument No. 20240911-0069944, Davidson County Register of Deeds. Note that Christopher Lane Kearney and Christopher L. Kearney are one and the same person.

This is property commonly known as 1024 15th Avenue South, Nashville, TN 37212.*

*Note: An address is not a legal description of real property.

Witness our hands, this the 1st **day of** October, **2024:**

Christopher Lane Kearney, as Trustee of the Kearney Family Living Trust dated September 6, 2024

Jamie Jo Kearney, as Trustee of the Kearney Family Living Trust dated September 6, 2024

STATE OF Florida

COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Lane Kearney**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of October, **2024**:

Notary Public

My Commission Expires: 1/6/2025

Ian Connolly
Notary Public
State of Florida
Comm# HH077962
Expires 1/6/2025

STATE OF Florida

COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jamie Jo Kearney**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of October, **2024**:

Notary Public

My Commission Expires: 1/6/2025

Ian Connolly
Notary Public
State of Florida
Comm# HH077962
Expires 1/6/2025