Karen Johnson Davidson County
Batch# 1195902 DEEDQC
10/21/2024 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241021-0081401

THIS INSTRUMENT PREPARED BY:
Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--

Affiant

Subscribed and sworn to before me, this 17th day of October, 2024.

Notary Public

My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Julie Lynn Cox Kennon, Trustee 3103 Woodlawn Drive Nashville, TN 37215	SAME	117-1-122

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Julie Lynn Cox Kennon, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Julie Lynn Cox Kennon, Trustee of the Julie Lynn Cox Kennon Living Trust**, established by the Revocable Trust Agreement of Julie Lynn Cox Kennon dated October 17, 2024, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 17th day of October, 2024.

Julie Lynn Cox Kennon

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 Julie Lynn Cox Kennon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 17th day of October, 2024.

My Commission Expires: _____

ALICE M. HANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Emmahurst Plan of the resubdivision of Lots 16-17-8-24-25-26 Forest Park Land Subdivision-Nashville of record in Plat Book 974, page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julie C. Kennon, M.D., by deed from Jerry A. Kennon, of record in Instrument No. 20080307-0023556 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all lawful restrictions, easements and covenants of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3103 Woodlawn Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 10/17/24.

10/21/24
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

