Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1201068 DEEDQC
11/04/2024 11:09:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241104-0085445

BARBARA KANE

TO: QUITCLAIM DEED

BARBARA ANN KANE, Trustee of the
BARBARA ANN KANE REVOCABLE TRUST dated January 19, 20[illegible]

THIS QUITCLAIM DEED OF REALTY, executed this 28 day of October, 2024, by and between BARBARA KANE, a widow ("Grantor"), and BARBARA ANN KANE, Trustee of the BARBARA ANN KANE REVOCABLE TRUST dated January 19, 2022, and any amendments thereto ("Grantee")

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 129 on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Barbara Kane by Warranty Deed from Vera Ringo, an unmarried woman, dated February 28, 2022 and recorded March 2, 2022, of record in Instrument No. 20220302-0023480, in the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Barbara Kane
BARBARA KANE Grantor

STATE OF TENNESSEE :
:
COUNTY OF Montgomery :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BARBARA KANE**, the within named 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 the 28 day of Oct, 2024.

My Commission Expires:

6-14-28.

Molly Donnellan
Notary Public

MOLLY DONNELLAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name
And Mailing Address:

Barbara Ann Kane, Trustee of the
Barbara Ann Kane Revocable Trust
1037 Willow Circle
Clarksville, TN 37043

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

214 Old Hickory Blvd, Unit 129
Nashville, TN 37221

Map and Parcel No.:

142 04 0A 129.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).