QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Michelle Poss Affiant Guardian Subscribed and sworn to before me This 26th day of November 2024. Notary Public My Commission Expires: 1-08-27

BRYCE POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Randall Scott Kempenaar **8128 Luree Lane** **Hermitage, Tennessee 37076**	New Owner	075 14 0 021.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Michelle Poss, as Guardian for Randall Scott Kempenaar** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Randall Scott Kempenaar,** (hereinafter referred to as "Grantee"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being Lot No. 175, Hermitage Estates, as shown by plat of record in Plat Book 3300, Page 70 & 71, of the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Virgil Randall Kempenaar, II by Warranty Deed from Robert J. Shoemake and wife, Vivian J. Shoemake, in record of Instrument No. 20030501-0058312, Register's Office for Davidson County, Tennessee. Virgil Randall Kempenaar, II, has since died on October 17, 2011, vesting title in Virgil Randall Kempenaar, II by the order of the Seventh Circuit Court for Davidson County, Tennessee, and pursuant to Tenn. Code Ann. §31-2-103 in Case No. 11P-1597.

This is the same legal description used in the last instrument of record.

Karen Johnson Davidson County
Batch # 1208892 DEEDQC
11/27/2024 01:00:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20241127-0092946

This improved property is commonly known as 8128 Luree Lane, Hermitage, Tennessee 37076.

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

This Quitclaim Deed is being made to convey any interest the Guardian may have in the above-mentioned property.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 25th day of November, 2024.

GRANTOR:

Michelle Poss as Guardian
By: Michelle Poss, Guardian

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Michelle Poss, Guardian for Randall Scott Kempenaar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Guardian for Randall Scott Kempenaar, and as such Guardian acknowledged the she is authorized to execute the foregoing instrument on behalf of Randall Scott Kempenaar, the within named bargainor, and that she as such Guardian, executed the foregoing instrument for the purpose therein contained, by signing the name Michelle Poss as Guardian.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of November, 2024.

Notary Public

My Commission Expires: 11-08-27

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY