PROPERTY OWNER ADDRESS/
MAIL TAX STATEMENT TO:
Kenedy Wyeth Knox, Trustee of the
Kenedy Wyeth Knox Trust dated
December 2, 2024
4712-A Michigan Avenue
Nashville, TN 37209

Karen Johnson
Batch # 1213301
12/09/2024 09 14 42 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20241209-0095173

Prepared by and return to:
Molly Nail
Chinnery Evans & Nail, P C
800 NE Vanderbilt Lane
Lee's Summit, MO 64064
816-525-2050

PROPERTY ADDRESS:
4712-A Michigan Avenue
Nashville, TN 37209

Map & Parcel No 091-07-4Q-001 00

QUITCLAIM DEED

FOR NO CONSIDERATION the undersigned, **Kenedy Wyeth Knox, a single person, Grantor**, hereby transfers, remises, releases, conveys and quit-claims unto **Kenedy Wyeth Knox, Trustee of the Kenedy Wyeth Knox Trust dated December 2, 2024,** any and all of her right, title, and interest in the following described real property, situated and being in the County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. A, as shown on Exhibit B, on the plan of 4712 Michigan Avenue Homeowners' Association, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190315-0023971, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES. EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH AND NO WARRANTIES OF TITLE OR OTHERWISE ARE MADE BY PREPARER.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument this 2nd day of December, 2024.

Kenedy Wyeth Knox

Kenedy Wyeth Knox

STATE OF MISSOURI)
)ss
COUNTY OF JACKSON)

On this 2nd day of December, 2024, before me, the undersigned, a Notary Public, personally appeared **Kenedy Wyeth Knox**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. And the said **Kenedy Wyeth Knox** further declared herself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Regina L Jennings

Notary Public

My term expires:

REGINA LINNEA JENNINGS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 25, 2027
JACKSON COUNTY
COMMISSION #23175661

AFFIDAVIT OF NO CONSIDERATION

I hereby swear and affirm to the best of affiant's knowledge, information and belief, the Grantor transferred her interest in the property to her revocable living trust

Affiant

Subscribed and sworn before me this 2nd day of December, 2024.

Regina L Jennings

Notary Public

My Commission Expires:

REGINA LINNEA JENNINGS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 25, 2027
JACKSON COUNTY
COMMISSION #23175661