# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1229516 DEEDQC
01/23/2025 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

**THIS INSTRUMENT WAS PREPARED BY:**
**Venture Law, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **THE SEAN C. VAN KERKHOVE REVOCABLE TRUST** | **THE SEAN C. VAN KERKHOVE REVOCABLE TRUST** | |
| **5536 TRACESIDE DRIVE** | (NAME) **5536 TRACESIDE DRIVE** | **155 16 0A 005.00** |
| (ADDRESS) **NASHVILLE, TN 37221** | (ADDRESS) **NASHVILLE, TN 37221** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **SEAN C. VAN KERKHOVE AND LESLIE VAN KERKHOVE, HUSBAND AND WIFE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **THE SEAN C. VAN KERKHOVE REVOCABLE TRUST, DATED MAY 21, 2013,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 122, A RESUBDIVISION OF TRACESIDE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 946, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO SEAN C. VAN KERKHOVE AND LESLIE VAN KERKHOVE, HUSBAND AND WIFE, BY WARRANTY DEED FROM BRUCE LEE TARKINGTON, MARRIED, OF RECORD IN INSTRUMENT NO. 20100427-0031719, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 23, 2010, AND RECORDED ON APRIL 27, 2010.**

**BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS: 5536 TRACESIDE DRIVE, NASHVILLE, TN 37221.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 22 day of JANUARY, 2025.

**SEAN C. VAN KERKHOVE**

**LESLIE VAN KERKHOVE**

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean C. Van Kerkhove and Leslie Van Kerkhove, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of JANUARY, 2025.

Notary Signature

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **January 22, 2025**.

Date

Affiant Signature

**January 22, 2025**

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **22** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027