Karen Johnson Davidson County
Batch # 1234829 DEEDQC
02/06/2025 12:42:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250206-0009169

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
Lydia K. Gregory, Esq.
GRIFFIN LAW GROUP, PLLC
Totty Professional Building
541 N. Mt. Juliet Road, Suite 2201 A2
Mount Juliet, Tennessee 37122
lydia@griffinlawgroup.org
615.651.6903

LYDIA K. GREGORY
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 12, 2028
COUNTY OF SMITH

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Marisa Re-Mcsewell
AFFIANT

Subscribed and sworn to before me, this 24th day of January, 2025.

Lydia K. Gregory
NOTARY PUBLIC OR REGISTER

My Commission Expires: 4/12/28

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kimberly Dawn Joyce c/o the KIMBERLY DAWN JOYCE REVOCABLE LIVING TRUST, dated January 24, 2025	Kimberly Dawn Joyce c/o the KIMBERLY DAWN JOYCE REVOCABLE LIVING TRUST, dated January 24, 2025	162 01 0A
429 Hickory Glade Drive Antioch, Tennessee 37013	429 Hickory Glade Drive Antioch, Tennessee 37013	021.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and GRIFFIN LAW GROUP, PLLC shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel. The prepare has made no determination as to the status of the title or the correctness of the information contained herein.

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, **KIMBERLY JOYCE A/K/A/ KIMBERLY DAWN JOYCE (hereinafter, "Grantor")**, do hereby transfer and convey any and all interest unto **KIMBERLY DAWN JOYCE, TRUSTEE of the KIMBERLY DAWN JOYCE REVOCABLE LIVING TRUST, dated January 24, 2025 (hereinafter, "Grantee")**, all my right, title and interest in and to the following real estate located in Davidson County, Tennessee and described as follows, to wit:

Being Unit No. 21 on the site plan of Phase 1, Hickory Glade, of record in Book 6250, page 889, which amends Book 6250, page 888, Register's Office of said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimberly Joyce, a single person, by Warranty Deed from Dorothy Dean Lau, unmarried, by Instrument No. 20141029-0099928, Register's Office for Davidson County, Tennessee. For further reference, see Book 7724, Page 451, Register's Office for Davidson County, Tennessee. Kimberly Joyce and Kimberly Dawn Joyce are one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property, known as: 429 Hickory Glade Drive, Antioch, TN 37013.

This deed was prepared with information furnished by the parties herein. Preparer makes no warranties, express or implied regarding the accuracy of the property description.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 24th day of January, 2025.

KIMBERLY JOYCE A/K/A
KIMBERLY DAWN JOYCE

LYDIA K. GREGORY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 12, 2028
COUNTY OF SMITH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Kimberly Joyce A/K/A Kimberly Dawn Joyce**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESSED HER HAND on the 24th day of January, 2025.

Notary Public

My Commission Expires: 4/12/28

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.