Karen Johnson Davidson County
Batch# 1236233 DEEDQC
02/11/2025 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250211-0010255

This instrument prepared by and after recording return to:

THOMPSON BURTON PLLC
6100 Tower Circle, Ste. 200
Franklin, TN 37067
ATTN: Brian T. Boyd, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number(s):
Natasha D. Kyle Revocable Trust 6100 Tower Circle, Suite 200 Franklin, Tennessee 37067	Brian T. Boyd, Esq. 6100 Tower Cir, Ste 200 Franklin, TN 37067	105-05-0-575.00

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NATASHA D. KYLE** (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **NATASHA D. KYLE REVOCABLE TRUST**, a Tennessee revocable trust (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described below together with all easements, appurtenances, improvements, and fixtures (the "Property"):

Being Lot No. 2, N the map of A. V. Jones subdivision of Blocks 2, 4, 6, 8, 10, 12, 14, and 20 of Jones and Dubtey's addition to Nashville, of Record in Book 57, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John H. Eldridge, III and Tristan H. Eldridge, as tenants in common with rights of survivorship by Quitclaim Deed from Tristan Eldridge, unmarried of Record in Instrument No. 20220308-0025959 Register's Office for Davidson County, Tennessee, dated March 4, 2022 and recorded on March 8, 2022.

Being the same property conveyed to Natasha D. Kyle by Quitclaim Deed from John H. Eldridge, III and Tristan H. Eldridge of Record in Instrument No. 20241003-0076795 Register's Office for Davidson County, Tennessee, dated October 1, 2024 and recorded on October 3, 2024.

This is improved property known as 1021 Summitt Ave, Nashville, Tennessee 37203.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 6 day of February, 2025.

GRANTOR:

Natasha D. Kyle

Natasha D. Kyle

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared NATASHA D. KYLE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the maker and is to execute this instrument.

WITNESS my hand, at office, this 6 day of February, 2025.

NOTARY PUBLIC

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 6 day of February, 2025.

Affiant

Notary Public

My Commission Expires: 10-21-28



Certificate of Authenticity

I, Brian T. Boyd, 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 documents executed and authenticated according to law on February 6, 2025.
Date

Affiant Signature

February 6, 2025
Date

STATE OF TENNESSEE)
COUNTY OF Williamson)

Subscribed and sworn to before me this 10 day of February, 2025.

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

Notary Public