Karen Johnson Davidson County
Batch# 1236233 DEEDQC
02/11/2025 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250211-0010256

**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<br>Revocable Trust<br>6100 Tower Circle,Suite 200<br>Franklin, Tennessee 37067 | Brian T. Boyd, Esq.<br>6100 Tower Cir, Ste 200<br>Franklin, TN 37067 | 105-05-0M-001.00-CO |

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"):

Land in Davidson County, Tennessee, being Unit A of 1719 14th Avenue South Townhomes as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 1719 14th Avenue South Townhomes of record in Instrument No. 20140708-0059950, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John H. Eldridge III, by Quitclaim deed from Austin Totty, unmarried, of record in Instrument No. 20201106-0130683 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 6, 2020.

Being the same property conveyed to Natasha D. Kyle, by Quitclaim Deed from John H. Eldridge III, of record in Instrument No. 20240507-0033497 Register's Office for Davidson County, Tennessee, dated May 5, 2024 and recorded May 6, 2024.

This is improved property known as 1719A 14th Avenue S, 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.

BRITTANY WOOD
STATE NOTARY PUBLIC
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

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

**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.

Notary Public

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