This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1237924 DEEDQC
02/18/2025 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250218-0011596

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Andrew & Jessica Kufta 7117 River Park Court Nashville, TN 37221	SAME	155-03-0B-055.00-CO

I, **JEANNIE MOORE ELDER, UNMARRIED,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **JESSICA EVELYN MOORE KUFTA AND ANDREW DAVID KUFTA, WIFE AND HUSBAND,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Addition to River Park Estates of record in Plat Book 6900, Page 240, 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 Jessica Evelyn Moore Kufta and Andrew David Kufta, wife and husband, and Jeannie Moore Elder, unmarried, as tenants in common, by Warranty Deed from Chad E. Johnson and Beth Johnson, husband and wife, of record in Instrument No. 20231107-0086964, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 7117 River Park Court, Nashville, TN 37221

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of February, 2025.

Jeannie Moore Elder

JEANNIE MOORE ELDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannie Moore Elder, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 14 day of February, 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Jeannie Moore Elder
Affiant

Subscribed and sworn to before me, this the 14th day of February, 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

2/18/2025

Tennessee Certification of Electronic Document

I, Laura FRIEL, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White, a notary public for this county and
Notary's Name

state, Laura Friel, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON