Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Mary Jane Kearns
Address: 602 Basswood Ave.
Nashville
State: TN Zip Code: 37209

Map and Parcel ID #: 90-12-A-004

Karen Johnson Davidson County
Batch# 1242829 DEEDQC
03/04/2025 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250304-0016159

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Mary Jane Kearns, a single woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Mary Jane Kearns, Trustee of the Mary Jane Kearns Revocable Living Trust dated February 27, 2025, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

LAND in Davidson County, Tennessee, being Unit No. 4 and private elements of Unit No. 4 on the Plan of Lot No. 1 Harbor Village Estates, a Horizontal Property Regime, as of record in Plat Book 8250, page 36 and as amended in Book 8250, page 37 and as further set forth in Exhibit "B" to the Master Deed of record in Book 7675, page 832, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William C. Fanning and wife, Kimberly S. Fanning by deed from Leader Federal Bank for Savings of record in Book 8740, page 651, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7675, Page 804 as amended in Book 8402, page 569, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 602 Basswood Avenue, Nashville, TN 37209

Being same property conveyed in Instrument 00009748-0000922

Mary Jane Kearns
Grantor's Signature

MARY JANE KEARNS
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Jane Kearns whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 27th day of February, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Mary Jane Kearns
Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 27th day of February, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 2/27/25 (date of document).

Affiant Signature

2/27/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY SEAL
JOANNA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027