Karen Johnson Davidson County
Batch# 1245618 DEEDQC
03/11/2025 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250311-0018104

**THIS DOCUMENT PREPARED BY:**

Bryan Howard
Holland & Knight, LLP
511 Union Street, Ste. 2700
Nashville, TN 37219
(615) 244-6380

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 12, 2027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration for this transfer is NONE.
Martha Robertson
Affiant
Subscribed and sworn to before me this 10th day of March, 2025.
Notary Public
My Commission Expires:
May 12, 2027

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Martha Robertson, Trustee<br>326 33rd Avenue North<br>Nashville, TN 37209 | SAME | 092-13-0 193.00 |

## QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, RACHEL W. KAMAU, hereinafter called the Grantor, for the purpose of transferring the Grantor's ownership interest in the subject real property to the Of the Soil Trust dated March 10, 2025, established by the Grantor, does hereby remise, release and quitclaim unto MARTHA ROBERTSON as the Trustee of the Of the Soil Trust dated March 10, 2025, and to her successor in trust, hereinafter called the Grantee, and the Grantee's successors and assigns, all of the Grantor's right, title and interest in a certain tract or parcel of land in the State of

Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 10th day of March, 2025.

**RACHEL W. KAMAU**

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL W. KAMAU, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal this 10th day of March, 2025.

MEREDITH POOLE-HUMPHREYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 12, 2027

Notary Public

My Commission Expires: May 12, 2027

EXHIBIT A

**Legal Description**

Land in Davidson County, Tennessee, being Lot(s) 71, as shown on the map entitled Map of Hortense Place, of record in Plat Book 161, page 167, 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 Rachel W. Kamau, an unmarried woman, by deed from Homage Properties. LLC. a Tennessee Limited Liability Company, dated July 12, 2018 of record in Instrument No. 20180718-0069881 said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 326 33rd Avenue North, Nashville, TN 37209.

**Tennessee Certification of Electronic Document**

I, Kerry Henson, 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 3/10/2025 (date of document).

Kerry Henson
Affiant Signature

3-10-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of March, 2025.

Benita Hudson
Notary's Signature

MY COMMISSION EXPIRES: November 2, 2026

NOTARY'S SEAL

