Karen Johnson Davidson County
Batch # 1246229 DEEDQC
03/14/2025 11 31 25 AM 3 pgs
Fees $17 00 Taxes $0 00
20250314-0018876

THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

The actual consideration o
whichever is greater is $0

Kenneth M Garrett

Grantor

Sworn to and subscribed by me, this 10 day of MARCH, 2025

J. David Dillon

Notary Public

My commission expires. 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Kenneth M. Garrett, Trustee		10415023500
2116 Sunset Place	Same	
Nashville, TN 37212		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, KENNETH M. GARRETT, also known as KENNETH MICHAEL GARRETT, (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto KENNETH MICHAEL. GARRETT, TRUSTEE OF THE KENNETH MICHAEL GARRETT 2025 REVOCABLE TRUST, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

LISA MONIQUE GARRETT, the spouse of the Grantor, joins in this deed for the purpose of releasing her marital interest in the property to the Trustee.

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(F).

WITNESS OUR HANDS this 10 day of March, 2025.

KENNETH M. GARRETT, Grantor

LISA MONIQUE GARRETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, KENNETH M. GARRETT, the within named Grantor, 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, at office, this 10 day of March, 2025.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, LISA MONIQUE GARRETT, 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, at office, this 10 day of March, 2025.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

EXHIBIT A.

Land in Davidson County, Tennessee, being Lot No 2, RE-SUBDIVISION OF LOTS 6 & 7 AND A PORTION OF LOTS OF THE MAP OF LINDEN PLACE, as shown on plat of record in Instrument No. 20130509-0046903, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of Warranty Deed from Sherre Lee Harrington and Carole A. Cunningham to Helen S. Rogers and husband, Lawrence J. Kamm as tenants by the entirety with right of survivorship, date 08/15/2001,recorded 08/28/2001 in Instrument No. 20010828-0093005, in the Register's Office of Davidson County, Tennessee,

Further being part of the same property conveyed by Warranty Deed from Helen S. Rogers and husband, Lawrence J. Kamm, as tenants by the entirety with right of survivorship to LVH, LLC, a Tennessee limited liability company, 03/28/2013, recorded 04/18/2013, in Instrument No. 20130418-0038801, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Warranty Deed from LVH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, to KENNETH M. GARRETT, A MARRIED MAN, dated September 15, 2014 recorded as instrument 20140919-0086383 Davidson County Registers Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 2116 Sunset Place, Nashville, TN 37212