Karen Johnson
Batch # 1246245
03/14/2025 11 44 11 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250314-0018902

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows

Kenneth W Kossoff, Trustee
Donna Klugman, Trustee
6421 Smoketree Avenue
Oak Park, California 91377

Send Tax Bill to
Owner

Map-Parcel Numbers
174 11A 010 00

State of TN
County of Williamson

The Actual Consideration or
Value, whichever is greater,
for this transfer is $0 00

Michelle Martin
Affiant

Subscribed and sworn to
before me, this the 5th day
of March, 2025

Jennifer Crowell
Notary Public

My Commission Expires
12/16/25

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
LEWIS COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KENNETH W KOSSOFF**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO , **KENNETH W. KOSSOFF AND DONNA KLUGMAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE KOSSOFF/KLUGMAN FAMILY LIVING TRUST DATED NOVEMBER 4, 1996 AND ANY AMENDMENTS THERETO,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS

See attached "Exhibit A"

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises

Said property is commonly referred to as **1040 Blairfield Drive, Antioch, TN 37013**

IN WITNESS WHEREOF, the undersigned has executed this instrument this
27th day of February, 2025

Please see attached CA acknowledgement
02-27-2025

Kenneth W Kossoff

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth W Kossoff, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this _____day of _____, 2025

My commission expires _____

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 02-27-2025 before me, Ashley Pazirandeh - Notary Public
(insert name and title of the officer)

personally appeared Kenneth W. Kossoff,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ASHLEY PAZIRANDEH
COMM. #2449160
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires June 5, 2027

Signature _____ (Seal)

Document: Quitclaim Deed

Exhibit A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Being Lot 10, Subdivision Plat of Cane Ridge Farms, Phase One, of record in Instrument #2000082583988, Register's Office, Davidson County, Tennessee

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No , as amended in Instrument No 20001204-00119093, and Instrument No 20010815-0088370, amended Charter of record in Instrument No 20010815-0088360, and Deed conveying open space of record in Instrument No 20010815-0088361, Register's Office, Davidson County, Tennessee

Being the same property conveyed to Kenneth Kossoff by Warranty Deed from Greenvale Construction, LLC, date March 8, 2002 of record in Instrument No 20020314-0032350, Register's Office, Davidson County, Tennessee

Further, being the same property conveyed to Greenvale Construction, LLC by deed from Cane Ridge Farms, LLC of record in Instrument No 20010419-0038702, Register's Office, Davidson County, Tennessee

This is the same description as in previous deed of record

This conveyance is subject to public utility easement and building setback lines of record in Instr #2000082583988, said Register's Office

This conveyance is subject to Easement to Metropolitan Government of record in Book 5078, Page 476, said Register's Office

This conveyance is subject to Grant of Transmission Line Easement of record in Book 4428, Page 565, said Register's Office

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED