This Instrument prepared by and after recording return to:
Travis L. Strickler, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1252266 DEEDQC
03/26/2025 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250326-0022629

# QUITCLAIM DEED

| Name and Address of New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Autumn Glen Trust<br>108 Wynfield Blvd.<br>Mt. Juliet, TN 37122** | **164-06-0A-031.00** | **Same as Owner** |

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM KIZZIE** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **AUTUMN GLEN TRUST U/T/A DATED MARCH 17, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 31, on the Plan of Final Plat of Autumn Glen, Section 1A, a Condominium Regime, of record in Plat Instrument No. 20020926-00117438, Dated July 12, 2006, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to WILLIAM KIZZIE, by deed from RACHEL E. KUMPF, unmarried, and MICHELLE D. MCCORMICK, unmarried, of record in Instrument Number 20100706-0052519 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20020926-0117438, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 1588, page 484, Book 11669, page 376 and Instrument No. 20010308-0021946, Register's Office for Davidson County, Tennessee. Contract for Sale & Purchase of record in Instrument No. 20090818-0077597, Register's Office for Davidson County, Tennessee. Charter for Home Owners Association of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20021211-0153095, Register's Office for Davidson County, Tennessee. Sewer Easement of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, Register's Office for

Davidson County, Tennessee. Utility Easement of record in Instrument No. 20020828-0104004, Register's Office for Davidson County, Tennessee. Master Deed of record in Instrument No. 20030929-0143614, Register's Office for Davidson County, Tennessee. By Laws of record in Instrument No. 20030929-0143614, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. Subject to HOA dues – if any. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This is improved property known as 4316 Summer Crest Blvd., #407, Antioch, Davidson County, Tennessee 37013.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*[Remainder of this page intentionally left blank. Signature page follows.]*

*[Signature page to Quitclaim Deed]*

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 17 day of March, 2025.

**GRANTOR:**

**WILLIAM KIZZIE**

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **WILLIAM KIZZIE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of March, 2025.

Notary Public

My Commission Expires: 01/29/2028

STATE OF TENNESSEE )
COUNTY OF Wilson )

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 17th day of March, 2025.

NOTARY PUBLIC
My Commission Expires: 01/29/2028

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 March 17, 2025 (date of document).

Affiant Signature

3-20-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of March, 2025.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY