This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1256548 DEEDQC
04/04/2025 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250404-0025789

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Kay E. Kinnard Trust<br>4107 Aberdeen Rd.<br>Nashville TN 37205 | Same | 103 08 0 218.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Kay Ellen Kinnard, ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Kay Ellen Kinnard, as Trustee of the Kay E. Kinnard Trust and its successors and assigns. The real estate is described as follows:

> Being Lot No. 69 and the easterly part of Lot No. 68, Block "I" on the Plan of Cherokee Park, Third Section, of record in Book 843, pages 2 and 3, Register's Office for said County.
>
> According to a copy of a survey made October 14, 1950, by Hal R. Swann, Jr., Surveyor, said lot and part of lot adjoin and front together 90 feet on the southerly side of Aberdeen Road, as measured along a slight curve, and run back between lines, 133.75 feet on the easterly line of Lot 69, and 129.8 feet on the westerly line of said part of Lot 68, to dead line in the rear, measuring 75.13 feet thereon.
>
> Being the same property conveyed to Kay Ellen Kinnard, unmarried from Oscar H. Mason and Dorothy E. Mason, by Warranty Deed of record in Book 6455 Pages 314-316, dated December 20, 1984, and recorded December 21, 1984, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 4th day of April, 2025.

Affiant Kay Ellen Kinnard

Notary Public _____ My Commission Expires:

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 4107 Aberdeen Road, Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR 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.

WITNESS my hand this the 4th day of April, 2025.

Kay Ellen Kinnard

**Kay Ellen Kinnard, Grantor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kay Ellen Kinnard, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of April, 2025.

_____ My Commission Expires:

Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

# Certificate of Authenticity

I, Sarah Arick, 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 April 4, 2025.

Date: 04/04/2025

Sarah Arick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me on April 4, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027