Karen Johnson Davidson County
Batch# 1258092 DEEDQC
04/11/2025 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250411-0027454

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Kay F. Horrell and Elliott G. Smith, as Co-Trustees of the Kay F. Horrell Non-Exempt Marital Trust 3030 Sidco Drive Nashville, TN 37204	Same	132 040 008.00

This instrument prepared by: HOLLAND & KNIGHT LLP, Amelia White, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Kay F. Horrell
Affiant

Subscribed and sworn to before me, this the 28th day of MARCH, 2025.

STEPHANIE LEE PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Stephanie Porter
NOTARY PUBLIC
My Commission Expires: 7-7-2025

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, KAY F. HORRELL, AS SOLE SUCCESSOR TRUSTEE OF THE HORRELL REVOCABLE TRUST U/A/D OCTOBER 28, 2022 ("Grantor") does hereby quitclaim and convey unto KAY F. HORRELL AND ELLIOTT G. SMITH, AS CO-TRUSTEES OF THE KAY F. HORRELL NON-EXEMPT MARITAL TRUST U/A/D OCTOBER 28, 2022 ("Grantee"), their successors and assigns, all of her right, title and interest in and to the following described land in Davidson County, Tennessee:

A tract or parcel of land being Lot 3, in Section 1, of the Radnor Industrial Subdivision as shown on plat in Book 3106, page 45, in the Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the east line of Sidco Drive, said point being in the lot line between Lots 1 and 3 of said Radnor Industrial Subdivision; thence along said lot line between Lots 1 and 3 of said Subdivision the following courses and distances: South 88 deg. 03' East, one hundred forty (140) feet; South 48 deg. 59' East (shown on Subdivision Plat as North 48 deg. 59' West), two hundred six and twenty-eight hundredths (206.28) feet to a point in the southeast corner of said Lot 3 and the northeast corner of Lot 2 of said Subdivision; thence westwardly along the lot line between Lots 2 and 3 a distance of three hundred and sixteen hundredths (300.16) feet to a point in the east line of Sidco Drive; thence North 01 deg. 57' East along the east line of Sidco Drive a distance of one hundred thirty (130) feet to the point of beginning, containing sixty-six hundredths (0.66) acre, more or less.

Being the same property conveyed to Stephen H. Horrell and Kay F. Horrell, as Co-Trustees of the Horrell Revocable Trust by Quitclaim Deed of record as Instrument No. 20221102-0118320, Register's Office for Davidson County, Tennessee.

This is improved property known as 3030 Sidco Drive, Nashville, TN 37204.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28 day of MARCH, 2025.

Kay F. Horrell, as Sole Successor Trustee of the Horrell Revocable Trust u/a/d October 28, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kay F. Horrell, as Sole Successor Trustee, 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 and seal, at office in Nashville, Tennessee, this the 28th day of MARCH, 2025.

NOTARY PUBLIC

My Commission Expires: 7-7-2025

STEVEN LEE PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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 3/28/2025 (date of document).

Kerry Henson
Affiant Signature

April 9, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2025.

Benita Hudson
Notary's Signature

MY COMMISSION EXPIRES: November 2, 2026

NOTARY'S SEAL

