Karen Johnson Davidson County
Batch # 1260821 DEEDQC
04/17/2025 12 05 22 PM 3 pgs
Fees $17 00 Taxes $0 00
20250417-0029457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES 3/3/2026

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April 2025

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
THE KINNARD FAMILY LIVING TRUST	**SAME**	**149 09 0D 168.00**
(NAME) **8525 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **David Kinnard and Sharon Kinnard, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **David Rice Kinnard and Sharon Lynn Kinnard, Trustees of THE KINNARD FAMILY LIVING TRUST,** established by **The Trust Agreement of THE KINNARD FAMILY LIVING TRUST, Dated April 14, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit·

Unit No. 8525, together with the Carport designated No 8525-C, in RIVER PLANTATION, SECTION X, PHASE I, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of SUBDIVISION PLAT, RIVER PLANTATION, SECTION X, PHASE I, CONDOMINIUM APARTMENTS, recorded in Plat Book 7900, Pages 945-946 and Re-Recorded in Plat Book 7900, Pages 945-946, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of RIVER PLANTATION, SECTION X, PHASE I, CONDOMINIUM APARTMENTS, contained in the Master Deed and By-Laws as appended thereto, recorded in Book 9394, Page 598, et Seq and annexation documents in Book 9669, Page 111, Book 9780, Page 284, Book 10136, Page 708, Book 11029, Page 592 and Amendment to Bylaws of record in Instrument Nos 20081203-0117316, 20190927-0098720 and Amendment to Master Deed of record in Instrument No 20081203- 0117317, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Robert V Hailey and Ann D Hailey, Trustees of the Robert V Hailey and Ann D Hailey Living Trust dated June 3, 2004, and any amendments thereto by Quitclaim Deed from Robert V. Hailey and Ann D Hailey, of record in Instrument No. 20050127-0010285, in the Register's Office of Davidson County, Tennessee, dated June 03,2004 and recorded on January 27,2005

Further being the same property conveyed to David Kinnard and Sharon Kinnard, husband and wife, by Warranty Deed, dated July 1, 2024, from Helen Martina Hailey, Successor Trustee of the Robert V Hailey and Ann D Hailey Living Trust, dated June 3, 2004, and any amendments thereto, of record in Instrument No. 20240703-0050146, in the Register's Office for Davidson County, Tennessee.

The said David Kinnard and David Rice Kinnard are one in the same person for purposes of this transaction. Further, the said Sharon Kinnard and Sharon Lynn Kinnard are one in the same person for purposes of this transaction

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision Plat, River Plantation Section X - Phase I, as recorded in Plat Book 7900, Page(s) 745-746 and Re-Recorded in Plat Book 7900, Pages 944-945

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation, Section Ten, Phase One of record in Book 9394, Page 598 and annexation documents in Book 9669, Page 111, Book 9780, Page 284, Book 10136, Page 708; Book 11029, Page 592 and Amendment to Bylaws of record in Instrument Nos 20081203-0117316,20190927-0098720 and Amendment to Master Deed of record in Instrument No 20081203-0117317, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 7389, Page 924

Easement recorded in Book 2277, Page 619; Book 3028, Page 605, Book 7074, Page 493 (corrected in Book 7400, Page 792); Book 9304, Page 596, Book 9304, Page 599 and Book 9304, Page 604.

Unimproved ( )
This is improved (X) property, known as: **8525 Sawyer Brown Road, Nashville, Tennessee 37221.**

Witness our hands, this the 14th day of April, 2025.

David Kinnard

Sharon Kinnard

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 **David Kinnard** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity

Witness my hand and official seal, this 14th day of April, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

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 **Sharon Kinnard** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 14th day of April, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public