THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Sara-Jane Elizabeth Kerstetter
3354 Old Franklin Road
Antioch, TN 37013

Send Tax Bill to:
New Owner

Map-Parcel Number:
174 00 0 179.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 22 day of April, 2025.

Michelle Martin
Notary Public

My Commission Expires:
9.21.26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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, **SARA-JANE ELIZABETH KERSTETTER, A SINGLE WOMAN, AND JILL A. KERSTETTER AND NED KERSTETTER, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **SARA-JANE ELIZABETH KERSTETTER, A SINGLE WOMAN, AND MICAH SPIERS, A SINGLE MAN, AND JILL A. KERSTETTER AND NED KERSTETTER, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTEE(S), THEIR 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 3354 Old Franklin Road, Antioch, TN 37013.

THIS DEED BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

Karen Johnson Davidson County
Batch# 1263254 DEEDQC
04/22/2025 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250422-0030933

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21 day of April, 2025.

Sara-Jane Elizabeth Kerstetter

Jill A Kerstetter

Ned Kerstetter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sara-Jane Elizabeth Kerstetter,** 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 21 day of April, 2025.

My commission expires: 9-21-26

Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jill A. Kerstetter and Ned Kerstetter,** 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 22 day of April, 2025.

My commission expires: 9-21-26

Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the property as recorded in Deed Book 5789, Page 576, in the Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows: Beginning at a point, said point being North 82 degrees 37 minutes 00 seconds West a distance of 275.19 feet from the Southwest corner of the Phillip L. Taylor Property as recorded In Deed Book 7656, Page 904, of the Register's Office of Davidson County, Tennessee; thence North 82 degrees 37 minutes 00 seconds West a distance of 150.00 feet to a point; thence South 09 degrees 23 minutes 00 seconds West a distance of 121.70 feet to a point; thence North 67 degrees 09 minutes 00 seconds West a distance of 218.62 feet to a point; thence North 82 degrees 07 minutes 00 seconds West a distance of 103.58 feet to a point; thence North 57 degrees 06 minutes 00 seconds West a distance of 191.85 feet to a point; thence South 89 degrees 29 minutes 00 seconds West a distance of 191.16 feet to a point; thence North 65 degrees 43 minutes 00 seconds West a distance of 90.00 feet to a point; thence North 74 degrees 35 minutes 05 seconds East a distance of 994.85 feet to a point; thence South 07 degrees 23 minutes 00 seconds West a distance of 405.61 feet to the point of beginning and containing 5.124 acres of land, more or less.

Being the same property conveyed to Sara-Jane Elizabeth Kerstetter, a single woman, and Jill A. Kerstetter and Ned Kerstetter, wife and husband, by Warranty deed dated 5/12/23, from Dalton Mills and Abby Bray, husband and wife, of record in Instrument No. 20230519-0037678, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/21/2025.

Affiant Signature

4/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY