Karen Johnson Davidson County
Batch# 1264398 DEEDQC
04/24/2025 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250424-0031484

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF April, 2025.

NOTARY PUBLIC

My Commission expires: 2/5/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25020032

Address of New Owner
The Homes at 1509A & 1509B Kirkwood Avenue Homeowners' Association, Inc.
1509 A Kirkwood Ave.
Nashville, TN 37121

Send Tax Bills To:
Same

Tax Information:
117044C90000CO
Not intended to create any new separate parcel. Only recorded in furtherance of title.

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 21 day of April, 2025, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, and for the purpose of furtherance of title pursuant to Section 7(a) of the Declaration Establishing a Horizontal Property Regime for The Homes at 1509A & 1509B Kirkwood Avenue, located at Nashville, Davidson County, Tennessee of record as Instrument No. 20230831-0068130, Register's Office for Davidson County, Tennessee, **Kirkwood JTC, LLC, a Tennessee Limited Liability Company,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **The Homes at 1509A & 1509B Kirkwood Avenue Homeowners' Association, Inc.,** Grantee, its successors and/or assigns, its entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **all Common Elements, limited or otherwise**, of The Homes at 1509A & 1509B Kirkwood Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1509A & 1509B Kirkwood Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230831-0068130, 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 units, property, co-owners and tenants of The Homes at 1509A & 1509B Kirkwood Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in 20230831-0068130, and By-Laws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and

made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Trecia Knapp and Carla Retief and Julie Duncan by Warranty Deed from Kenneth M. Baresich, Trustee of the Irrevocable Trust Agreement of Allen J. Goll, dated November 16, 2021, dated 07/18/2023 and recorded on 07/20/2023 in Instrument No. 20230720-0055881, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Kirkwood JTC LLC by Quitclaim Deed from Carla Retief and Julie Duncan and Trecia Knapp dated 07/27/2023 and recorded on 07/27/2023 in Instrument No. 20230727-0058124, RODCT.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Kirkwood JTC LLC** has caused this instrument to be executed, this the 21 day of April, 2025.

Kirkwood JTC LLC

By: Julie Duncan, Managing Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Julie Duncan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself, to be the Managing Member (or other officer authorized to execute the instrument of **Kirkwood JTC LLC**, the within named bargainor, a Limited Liability Company, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Managing Member (or other authorized officer).

This the 21 day of April, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC



True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4/21/2025 (date of document).

L. Broner McCoy
Date: 4/23/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 23rd day of April, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY