State of _____

Rev. 134FE0C

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson Davidson County
Batch # 1265443 DEEDQC
04/28/2025 02:21:03 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20250428-0032628

This instrument was prepared by:
KENNETH DAVID INNIS
19 EAST AGATE AVENUE #207
LAS VEGAS, NV 89121

After recording, mail document and tax statements to:

ERICA SUZANNE JAMES INNIS
1105 HARPETH RIDGE ROAD
FRANKLIN, TN 37069
Map & Parcel: 103 08 0 091.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
28 Day of April, 2025.
Brandi Weus, Deputy Register

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 04 day of April, 2025 (the "Effective Date") between KENNETH DAVID INNIS (the "Grantor") whose mailing address is 19 East Agate Avenue #207, Las Vegas, NV 89123, and ERICA SUZANNE JAMES INNIS (the "Grantee") whose mailing address is 1105 HARPETH RIDGE ROAD, FRANKLIN, TN 37069.

WITNESSETH, that the Grantor, for and in consideration of the sum of $0.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in DAVIDSON County, Tennessee, and more particularly described as follows:

4105 Murphy Road Nashville, TN 37209 Map & Parcel: 103 08 0 091.00

The Property will be held as sole ownership.

The Property is not homestead of the Grantor.

~~TO HAVE AND TO HOLD~~ unto said Grantee, its successors and assigns, forever.

EXECUTED this 04/04/2025.

Grantor Signature

KENNETH DAVID INNIS
Grantor Name

Grantee Signature

ERICA SUZANNE JAMES INNIS
Grantee Name

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Nevada.

COUNTY OF Clark.

On this day, personally appeared before me by means of ☐ online notarization ☑ physical presence, the Grantor ~~and the Grantee~~, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness ~~my~~ hand and official seal hereto affixed on this 25th day of April, 2025.

Signature

Lucas Nikolic

Notary ~~Public~~

LUCAS NIKOLIC
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-08-27
Certificate No: 24-8975-01

My Commission Expires: December 8th, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICA SUZANNE JAMES INNIS with whom I am personally acquainted, and who acknowledged that she executed the Quitclaim Deed and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned

Witness my hand and official seal this 28 day of April ,2025.

NOTARY PUBLIC

SARAH MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires:
7/6/2026

Exhibit A

Land in Davidson County, Tennessee, being the easterly 30 and one half feet of the northerly part of Lot No. 350 and the westerly 69 and one half feet of the northerly part of Lot No. 351 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said County, described as follows:

Beginning on the southerly margin of Murphy Road at a point 30 and one half feet westerly from the corners of Lots 350 and 351 and running thence southerly and parallel with the line between said two Lots 267 feet more or less to the northwest corner of lot sold by Mark F. Kinningham and wife, to Harris N. Scott and wife, by deed of record in Book 798, page 240, Register's Office; thence with Scott's northerly line easterly 100 feet to his northwest corner; thence northerly and parallel with the line between said Lots 350 and 351, 253 feet more or less to the southerly margin of Murphy Road; thence westerly with the southerly margin of said Road 100 feet to the beginning.

Being the same property conveyed to K. DAVID INNIS AND ERICA SUZANNE JAMES, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed of record as Instrument No. 20001107-0110496, said Register's Office.