Karen Johnson Davidson County
Batch# 1270791 DEEDQC
05/08/2025 11:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250508-0036120

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Walter R Kemp

Walter Roscoe Kemp, Jr., Affiant

Subscribed and sworn to before me this 1st day of May, 2025.

Notary Public
My Commission Expires: 03/06/29

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Walter Roscoe Kemp, Jr., Trustee 6021 Pelican Way College Grove, TN 37046	Same	116 03 0 M 318 00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Walter R. Kemp** (a/k/a Walter Roscoe Kemp, Jr.), a married man, the "**Grantor**", does hereby convey and quitclaim unto **Walter Roscoe Kemp, Jr., Trustee of the Walter Roscoe Kemp, Jr. Revocable Trust dated October 21, 2024**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 1st day of May, 2025.

Walter R. Kemp (a/k/a Walter Roscoe Kemp, Jr.)

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Walter R. Kemp (a/k/a Walter Roscoe Kemp, Jr.), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 1st day of May, 2025.

BREAUNA N MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

Notary Public

My Commission Expires: 03/06/29

Jessica K. Kemp (a/k/a Jessica K. Norfleet), Wife of the Grantor herein, hereby joins the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights she may have in the property conveyed.

IN TESTIMONY WHEREOF, this instrument has been executed by the wife of the Grantor, this the 1st day of May, 2025.

Jessica K. Kemp

Jessica K. Kemp (a/k/a Jessica K. Norfleet),
Grantor's Wife

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Jessica K. Kemp (a/k/a Jessica K. Norfleet), the within named wife of bargainor, 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 within named wife of bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of May, 2025.

Notary Public

My Commission Expires: 03/06/29



EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 318, together with the appurtenant interest in the common elements of Belle Meade Court Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20081223-0122172, amended in Instrument No. 20101207- 0097450, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Walter R. Kemp by Warranty Deed from Dorothy S. Pirolo, Sole Trustee of the Pirolo Family Survivors Trust U/A/D 2/21/89, of record in Instrument No. 20180309-0022439, dated March 6, 2018, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 4120 Ridgefield Drive, Unit 318, Nashville, TN 37205.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 May 1, 2025 (date of document).

Affiant Signature

May 1, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03-06-29

NOTARY'S SEAL

