Karen Johnson Davidson County
Batch# 1281413 DEEDQC
06/04/2025 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250604-0043866

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-

AFFIANT

Subscribed and sworn to before me on this day, June 4, 2025.

Notary Public

My Commission Expires:

COURTNEY M. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

New Owner Address:
Keri Virginia McInnis Revocable Living Trust
3457 Golf Club Lane
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117 07 0F 012.00

QUITCLAIM DEED

Keri V. McInnis, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Keri Virginia McInnis Revocable Living Trust**, dated June 4, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 4, 2025**.

Keri V. McInnis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Keri V. McInnis**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 4, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Unit 12, Brighton Court, Phase One Condominiums, as established under Master Deed of record in Book 6629, Page 532, supplemented In Book 6912, Page 158 and amended in Book 6912, Page 163 and Book 9315, Page 795, in the Register's Office, Davidson County, Tennessee, to which master deed reference Is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Keri V. McInnis, unmarried, from Jessilyn Duke, a single person, by deed of record in Instrument No. 20040909-0108959, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3457 Golf Club Lane, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 June 4, 2025.

Affiant Signature

6/4/2025

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 4, 2025.

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027