AFTER RECORDING RETURN TO:
MetLife Legal Plans Deeds
8940 Main Street, Suite 2
Clarence, NY 14031
File No. Kevin Hoffman

Karen Johnson Davidson County
Batch# 1283136 DEEDQC
06/09/2025 09:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250609-0044984

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
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Map-Parcel No.: 092-13-0-288.00

QUITCLAIM DEED

THIS DEED made and entered into on this 17th day of May, 2025, by and between **Kevin Michael Hoffman and Sarah Jeanne Kemme, husband and wife**, whose address is 320 Chamberlin Street, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Kevin Hoffman and Sarah Kemme, as Trustees of the Kevin Hoffman and Sarah Kemme Revocable Living Trust dated March 15, 2025**, whose address is 320 Chamberlin Street, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WWITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 320 Chamberlin Street, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/02/2022 under Instrument No.: 20221102-0118533 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kevin Michael Hoffman

Sarah Jeanne Kemme

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Kevin Michael Hoffman and Sarah Jeanne Kemme**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 17th day of May, 2025.

JOSEPH YOUNG KIM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 7-1-2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Affiant

Print Name: Kevin Hoffman

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 21 day of May, 2025.

Notary Public
My Commission Expires: 10/4/2027

J MICHAEL HOPPENJAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
Kevin Hoffman and Sarah Kemme, as Trustees of the Kevin Hoffman and Sarah Kemme Revocable Living Trust dated March 15, 2025
320 Chamberlin Street
Nashville, TN 37209

Name and address of property owner:
Kevin Hoffman and Sarah Kemme, as Trustees of the Kevin Hoffman and Sarah Kemme Revocable Living Trust dated March 15, 2025
320 Chamberlin Street
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, of Block 26, on the Map of Subdivision of Plummer Place and Part of Blocks No's. 3-8=13=18 and 23 in Charlotte Park 2nd Addition to Nashville, as of record in Plat Book 161, Page 39, said Register's Office.

Said Lot No. 16 fronts 50 feet on the Easterly side of Chamberlin Street, formerly 38th Avenue North, and runs back between parallel lines, 150 feet, more or less, to an alley.

Parcel ID Number: 092-13-0-288.00

PROPERTY COMMONLY KNOWN AS: 320 Chamberlin Street, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 5/17/2025. [date of document]



Affiant Signature

6/9/2025

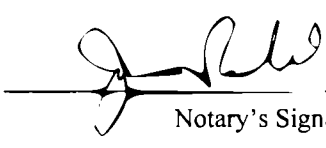
Date

State of New York

County of Erie

Sworn to and subscribed before me this 9th day of June , 2025

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029



Notary's Signature

NOTARY'S SEAL