THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Lori Kemper Revocable Living Trust
1449 Ardee Ave
Nashville, TN 37216

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Lori Kemper Revocable Living Trust 1449 Ardee Ave Nashville, TN 37216	Same as Grantee	Parcel #: 072 04 0 232.00

This Quitclaim Deed (the "Deed") is made effective this 29 day of July, 2025 (the "Effective Date") between Lori D. Kemper (the "Grantors"), and **the Lori Kemper Revocable Living Trust dated July 29, 2025, and any amendment thereto, Lori Kemper, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (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 Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 12 on the Plan of the Resubdivision of part of COUNTRY CLUB ESTATES, of record in Book 1424, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James E. Kemper and wife, Lori D. Kemper, by deed from Charles A. McCord and wife, Mary E. McCord, formerly Mary E. Mahan, of record in Book 6165, page 263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lori D. Kemper by quitclaim deed from James E. Kemper in **Deed Book 00009157, at Page 0000615,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **1449 Ardee Ave, Nashville, TN 37216.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 00009157, at Page 0000615.**

Witness my hand this 29th day of July, 2025.

Grantor Signature - Lori D. Kemper

Karen Johnson
Batch # 1309506
08/13/2025 09:51:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20250813-0064386

STATE OF TENNESSEE
COUNTY OF Wilson

On this day, personally appeared before me, Lori D. Kemper, 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 mentioned therein. Witness my hand and official seal hereto affixed on this 29th day of July, 2025.

Notary Public: _____
My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 29th day of July, 2025.

Notary Public: _____ My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY