Karen Johnson Davidson County
Batch# 1319052 DEEDQC
09/05/2025 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250905-0071206

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*(This quitclaim deed was prepared without the benefit of a title search)*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| The Lynn Ellen Kaden Revocable Trust<br>7380 Morning Dew Drive<br>Cumming, GA 30040 | Truist Bank<br>P.O. Box 79041<br>Baltimore, MD 21279-0041 | 052-02-0-051 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LYNN KADEN, an unmarried woman,** by these presents does hereby quitclaim and convey unto **THE LYNN ELLEN KADEN REVOCABLE TRUST DATED APRIL 24, 2025,** its successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being the Northerly 22 feet 6 inches of Lot No. 2 and the Southerly 37 feet 6 inches of Lot No. 3 in Block "D" on the Revised Map of Rainbow Terrace Subdivision as of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.**

**Said parts of said lots adjoin and front 60 feet on the Southerly side of Lanier Drive and run back between parallel lines 150 feet to a dead line, measuring 60 feet thereon.**

**Being the same property convyed to Lynn Kaden from Alexander Christie, a single man via Warranty Deed dated May 28, 2025, and recorded as Instrument No. 20250613-0046338, on June 13, 2025 in the Register's Office for Davidson County, TN.**

**Being also known as 417 Lanier Drive, Madison, TN 37115**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 5th day of September, 2025

Affiant

My commission expires: 9-7-26
(Affix Seal)

Notary Public

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4th day of September, 2025.

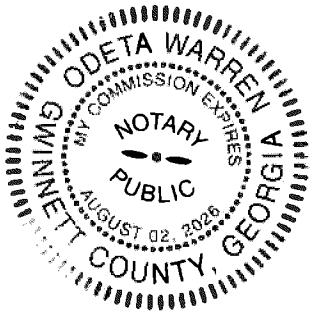
Lynn Kaden

STATE OF GEORGIA
COUNTY OF GWINNETT

On this 4th day of September, 2025, before me personally appeared Lynn Kaden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of September, 2025.

Notary Signature
My commission expires: 08/02/26



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 September 4, 2025.

Affiant Signature

5th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

