Karen Johnson Davidson County
Batch# 1339336 DEEDQC
10/29/2025 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251029-0086089

Name and Address of New Owner:
Kristen Van Zant
4760 Drakes Branch Road
Nashville, TN 37248

Send Tax Bills To:
New Owner

This Instrument Was Prepared By:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map & Parcel No: 058-11-0-009

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Johnny Van Zant, as Trustee of the Johnny Van Zant Revocable Living Trust Dated January 14, 2013,** "the Grantor," convey and quitclaim unto **Kristen Van Zant,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Gold Key Estates, Section 2, as of record in Book 3842, page 265, Register's Office for said County, described as follows:
>
> BEGINNING at a point being a concrete monument placed in the northeasterly margin of Drakes Branch Road; said point being the southwesterly corner of Gold Key Estates; Section 1; thence along the said margin of Drakes Branch Road, North 43° 35' west 207.00 feet to a concrete monument placed at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument placed in the southeasterly margin of an unnamed street; thence along the said margin of said street, north 46° 25' east and passing a concrete monument at 33.0 feet total distance of 185.47 feet to a concrete monument; thence leaving said unnamed street, south 37° 56' 50" east 225.60 feet to a concrete monument placed in the northwesterly line of said Gold Key Estates, Section 1, thence with a line south 46° 25' west, 188.06 feet to the point of beginning.
>
> Being the same property conveyed to Johnny Van Zant, as Trustee of the Johnny Van Zant Revocable Living Trust dated January 14, 2013, by Warranty Deed from Darryl MacQuarrie and Kelsi

MacQuarrie, husband and wife, dated December 17, 2018, recorded on December 18, 2018, of record in Instrument No. 20181218-0123022, Register's Office for Davidson County, Tennessee.

This is improved property located at: 4760 Drakes Branch Road
Nashville, TN 37218

GRANTOR, by execution of this Quitclaim Deed, and GRANTEE, by acceptance and/or recording of this Quitclaim Deed, acknowledge that this instrument was prepared based upon information provided by the parties. The preparer makes no representations or warranties regarding the status of title or the accuracy of the legal description contained herein, and no title insurance is being provided in connection with this conveyance.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 24 day of Oct., 2025.

GRANTOR:

Johnny Van Zant Revocable Living Trust

By: _____
Johnny Van Zant, Trustee

STATE OF Florida)

COUNTY OF Clay)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Johnny Van Zant, 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 Trustee of the Johnny Van Zant Revocable Living Trust, and that he as such Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by the said Johnny Van Zant as its Trustee.

IN WITNESS WHEREOF, this the 24 day of October, 2025.

DENISE M. BALL
MY COMMISSION # HH 270200
EXPIRES: July 23, 2026

_____
Notary Public
My Commission Expires: 7-23-26

AFFIDAVIT OF VALUE

STATE OF Florida

COUNTY OF Clay

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 24 day of October, 2025.

DENISE M. BALL
MY COMMISSION # HH 270200
EXPIRES: July 23, 2026

Notary Public

My Commission Expires: 7-23-26

202510290086089

I, Kirsten Virden, 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 10/24/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/24/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM