State of _____ Rev. 134FF27

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson Davidson County
Batch# 1341887 DEEDQC
11/04/2025 09:38:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20251104-0087753

This instrument was prepared by:
Lance Kinerk
531 W Hillwood Dr
Nashville, TN 37205

After recording, mail document
and tax statements to:

Lance Kinerk
531 W Hillwood Dr
Nashville, TN 37205
102-16-0-047.00

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 27 day of August, 2025 (the "Effective Date") between Rebekah Kadetz (the "Grantor") whose mailing address is 240 Devonshire Street Unit 4705, Boston, MA 02110, and Lance Kinerk (the "Grantee") whose mailing address is 531 W Hillwood Dr, Nashville, TN 37205.

WITNESSETH, that the Grantor, 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 Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.233 on the Plan of Hillwood Estates, Section 10 of the record in Plat Book 2331, Pages 95 and 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Mark T. Brown Construction, Inc, a Tennessee corporation by Warranty Deed from Cynthia Hailey Pope now known as Cynthia Hailey Stone, married of record as Intrument Number 20211207-0161825, Register's Office for Davidson County, Tenessee, Dated December 03, 2021 and recorded on December 7, 2021. This is unimproved property commonly known as: 531 W Hillwood Dr. Nashville, TN 37205

The Property will be held as sole ownership.

The Property is not homestead of the Grantor.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

EXECUTED this 08/27/2025.

Grantor Signature

10-25-25

Rebekah Kadetz (Kinerk)
Grantor Name

Grantee Signature

8/28/2025

Lance Kinerk
Grantee Name

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Massachusetts

COUNTY OF Worcester

On this day, personally appeared before me by means of ☐ online notarization ☑ physical presence, the Grantor and the Grantee, 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 therein mentioned.

Witness my hand and official seal hereto affixed on this 25 day of October, 2025.

Tajkia Rahman
Signature

Tajkia Rahman
Notary Public

My Commission Expires: Jan, 22, 2032

TAJKIA RAHMAN
Notary Public
Massachusetts
My Commission Expires
Jan 22, 2032

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson

On this day, personally appeared before me by means of ☐ online notarization ☒ physical presence, the Grantor and the Grantee, 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 therein mentioned.

Witness my hand and official seal hereto affixed on this 28th day of August, 20 25.

ELIZABETH IBARRA
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Signature

Elizabeth Ibarra
Notary Public

My Commission Expires: 12/21, 2025

VALUATION AFFIDAVIT

I, or we, 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: LANCE KINERK

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 27 day of Oct, 20 25.

Notary Public
My Commission Expires: 1-24-2028

Name and address for person(s) responsible for taxes:

Lance Kinerk
531 West Hillwood Drive
Nashville, TN 37205

Name and address of property owner:

Lance Kinerk
531 West Hillwood Drive
Nashville, TN 37205

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
Legal Description

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Hillwood Estates, Section 10 of record in Plat Book 2331, Pages 95 and 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed from Mark T. Brown Construction, Inc., A Tennessee Corporation to Lance Kinerk and Rebekah ?. Kinerk, husband and wife, dated August 04, 2023 and recorded on August 07, 2023 in Instrument No. 20230807-0060949, Davidson County records.

For informational purposes only: 531 West Hillwood Drive, Nashville, TN 37205.

Tax Parcel # 102 16 0 047.00

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Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 10/27/2025 (date of document).

Rebecca Horton
Affiant Signature

10/27/2025
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 27th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026