Karen Johnson Davidson County
Batch# 1343477 DEEDQC
11/12/2025 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251112-0089791

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Steven J. Kirby and Kelly Dawn Kirby, Co-Trustees Kirby Family Revocable Living Trust 159 W Harper Road Portland, TN 37148	New Owner	104020G00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Steven Kirby and wife, Kelly Kirby**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Steven J. Kirby and Kelly Dawn Kirby, Co-Trustees, Kirby Family Revocable Living Trust Agreement dated August 14, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit B in Parthenon Townhomes, a private Element Horizontal Property Regime located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Parthenon Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041201-0142945, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Parthenon Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041201-0142945, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification and description said Unit.

Being the same property conveyed to **Steven Kirby and wife, Kelly Kirby**, by Warranty Deed dated October 22, 2015, from **Frederick S. Rudesheim, III and Shannon M. Rudesheim, husband and wife**, recorded in Instrument 20151026-0108426, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3178-B Parthenon Avenue, Nashville, Tennessee 37203.**

(Legal description from prior deed of record).

Steven Kirby and **Steven J. Kirby** are one and the same person.

Kelly Kirby and **Kelly Dawn Kirby** are one and the same person.

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 3 day of Nov. 2025.

Steven Kirby

Kelly Kirby

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Steven Kirby**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of Nov. 2025.

JOYCE LONGE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 06.20.2028

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kelly Kirby**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November 2025.

JOYCE LONGE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 06.20.2028

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 3 day of November 2025.

Notary Public

My Commission Expires:
Oct. 20, 2028

Certificate of Authenticity

I, Russell T. Cook, do hereby make oath that I am a licensed attorney and/or the custodian of the original electronic version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original electronic document executed and authenticated according to law on November 3, 2025.

Affiant Signature

November 10, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of November 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

