Karen Johnson Davidson County
Batch # 1348159 DEEDQC
11/20/2025 09 11 29 AM 3 pgs
Fees $17 00 Taxes $0 00
20251120-0092518

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description

STATE OF TENNES
COUNTY OF DAVID

The actual consideration for this transfer is: **$0.00**.

Jacqueline J Kemp
AFFIANT

Subscribed and sworn to before me, this 30 day of September 2025.

Kate Nyquist
NOTARY PUBLIC
My Commission Expires: 5/8/29

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacqueline Kemp, Trustee and Melinda Kemp Ruffin 2050 Hwy 12 S Ashland City, TN 37015	New Owner	034030B40800CO 034030B81100CO 034030B90800CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACQUELINE KEMP, TRUSTEE OF THE KEMP JOINT REVOCABLE TRUST** ("Grantor") does hereby quitclaim, transfer and convey unto **JACQUELINE J. KEMP, TRUSTEE OF THE KEMP FAMILY TRUST, DATED DECEMBER 25, 2020** ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in certain improved real property located in the County of **DAVIDSON**, State of Tennessee, and more particularly described as follows:

TRACT ONE:

Situated in Davidson County, Tennessee, being Unit No. 408, Phase 4, Building 4, Churchill Crossing Condominium, a Horizontal Property Regime established by the Master Deed in Book 7792, page 915, and amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199, and amended in Instrument No. 20050829-00103075, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

TRACT TWO:
Situated in Davidson County, Tennessee, being Unit No. 811, Phase 4, Building 8, Churchill Crossing Condominium, a Horizontal Property Regime established by the Master Deed in Book 7792, page 915, and amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199, and amended in Instrument No. 20050829-00103075, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

TRACT THREE:
Situated in Davidson County, Tennessee, being Unit No. 908, Phase 5, Building 9, Churchill Crossing Condominium, a Horizontal Property Regime established by the Master Deed in Book 7792, page 915, and amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199, and amended in Instrument No. 20050829-00103075, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Melinda Kemp and Donald L. Kemp by Warranty Deed from William D. Castleman, Trustee, of record in Instrument No. 20080930-0098965, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacqueline Kemp, Trustee of the Kemp Joint Revocable Trust by Executor's Deed from Jacqueline Kemp, Executrix of the Estate of Donald L. Kemp, Jr. and pursuant to his Last Will and Testament, of record in Instrument No. 20251120-0092517, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is **unimproved** property known as: **408, 811 & 908 CHURCHILL CROSSING, MADISON, TENNESSEE 37115**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30 day of September 2025.

KEMP JOINT REVOCABLE TRUST

Jacqueline J Kemp

JACQUELINE KEMP, *Trustee*

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacqueline Kemp**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as **Trustee** of the **Kemp Joint Revocable Trust** and in her capacity as such **Trustee**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of September 2025.

Kate Nyquist

Notary Public

My Commission Expires: 5/8/29

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY