Karen Johnson Davidson County
Batch# 1367996 DEEDQC
01/09/2026 02:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260109-0002284

THIS INSTRUMENT PREPARED BY:
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GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 341-0070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **ANDREA MILLER KERR, Plaintiff vs. ADAM JOSEPH KERR, Defendant** in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 24D-1160.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2025.

Notary Public

My commission expires: 07/03/2028

Address of New Owners As Follows:	Send Tax Bills To:	Map-Parcel Number:
Andrea Miller Kerr and Micheal Miller 318 Queen Avenue Nashville, TN 37027	SAME	071-080-016.00

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **ANDREA MILLER KERR v. ADAM JOSEPH KERR, Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 24D-1160**. Accordingly, **ADAM JOSEPH KERR,** does hereby quitclaim unto the said **ANDREA**

MILLER KERR and **MICHAEL MILLER**, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Beginning at iron pin in the South margin of the Queen Avenue at the common corner of Lots No. 116 and 117 of said J.B. Hanie's Oriental Plan; thence with the common line of said Lots, South 02 degrees 45 minutes West, 140.00 feet to an iron pin in the North margin of a 10 foot alley; thence within said margin, North 83 degrees 15 minutes West, 50.00 feet to an iron pin; thence North 02 degrees 45 minutes East, 140.00 feet to an iron pin in the South margin of Queen Avenue; thence with said margin, South 83 degrees 15 minutes East, 50.00 feet to the point of beginning.
>
> Being the same property conveyed to Adam Kerr and Andrea Kerr, husband and wife by deed from Bobby L. Holliman, Sr. and Cindy Holliman, husband and wife, of record in Instrument No. 20201116-0134661 Register's Office for Davidson County, Tennessee dated November 13, 2020 and recorded on November 16, 2020.
>
> Legal description obtained from prior deed.

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

WITNESS my hand this 27th day of October, 2025.

ISABELLE LEE BRNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2028

GRANTOR:

Adam Joseph Kerr

Adam Joseph Kerr

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADAM JOSEPH KERR,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 27th day of October, 2025.

Isabelle Lee Bro
Notary Public

My Commission Expires: 07/03/2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/27/25. (date of document).

Affiant Signature

1/9/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

