Karen Johnson Davidson County
Batch # 1408137 DEEDQC
04/20/2026 08:17:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260420-0031843

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by, and MAIL TO:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 104 East Park Drive, Building 300
Brentwood, Tennessee 37027
Phone Number: 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
Ronald J. Kesecker Revocable Trust	New Owner	043 09 0 159.00
304 Cumberland Avenue		
Madison, Tennessee 37115		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Ronald J. Kesecker ("Grantor"), does hereby convey and quitclaim unto the Ronald J. Kesecker Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being the Westerly 41 feet of Lot 34 of Block "C" on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee. Said part of Lot 34 fronts 41 feet on the Southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Ronald J. Kesecker, by Warranty Deed from Kudzu Real Estate, Inc., dated October 14, 2024, of record as Instrument No. 20241014-0079364, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 304 Cumberland Avenue, Madison, Tennessee 37115.

This conveyance is subject to all property taxes, all matters appearing on the Plan of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, Easement Agreement for Existing Structure of record as Instrument No. 20230803-0060129, Register's Office for Davidson County, Tennessee, existing liens, encumbrances, and restrictions.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 15th day of April, 2026.

Ronald J. Kesecker

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Ronald J. Kesecker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 15th day of April, 2026.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

My commission expires: July 3, 2028

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Ronald J. Kesecker

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of April, 2026.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

My commission expires: July 3, 2028