Karen Johnson Davidson County
Batch# 1413201 DEEDQC
04/29/2026 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260429-0037993

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-20-2026 Affiant Sworn to and subscribed before me this 29th day of April, 2026. Notary Public My Commission Expires: 09/20/2026 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 29th day of April, 2026, among:

KENNETH W. SCRIBNER, UNMARRIED,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KENNETH WAYNE SCRIBNER FAMILY TRUST DATED APRIL 29, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of HERMITAGE ESTATES, SECTION 5, as shown by plat of record in Plat Book 4175, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth W. Scribner, unmarried by Warranty Deed from James E. Sidwell and Janice Bonita Sidwell, husband and wife dated May 29, 2009, and recorded June 8, 2009, at Instrument No. 20090608-0052741, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 319 Monaco Drive, Hermitage, Tennessee 37076.

THIS DEED has been prepared solely upon information furnished by **Kenneth W. Scribner.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey

having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

KENNETH W. SCRIBNER

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kenneth W. Scribner**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2026.

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Haley Drost, Notary Public
My Commission Expires: 09/20/2028

Owner Name & Property Address:

Kenneth Wayne Scribner Family Trust dated April 29, 2026
319 Monaco Drive
Hermitage, Tennessee 37076

Responsible Party For Taxes:

Kenneth Wayne Scribner Family Trust dated April 29, 2026
319 Monaco Drive
Hermitage, Tennessee 37076

Tax Map and Parcel: 075 06 0 123.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/29/26.

T F Linville

Affiant Signature

4/29/26

Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 29th day of April, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

