Karen Johnson Davidson County
Batch# 1422156 DEEDQC
05/19/2026 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260519-0045196

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Travis A. Renn
Address: 900 Kipling Dr.
Nashville
State: TN Zip Code: 37217

Map and Parcel ID #: 107 14 0 003.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Colin James Renn, a single man, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Travis A. Renn, a single man, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Being Lot Number 62 on the Map of Miro Meadows, as of record in Book 1424, Page 94, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Kipling Drive, at the common corner of Lot Nos. 62 and 63; thence northerly with the dividing lines between said Lots, 174.1 feet to a point in the northerly boundary line of said Subdivsion; thence westerly with the said boundary line, 75.4 feet to a concrete monument set in the easterly margin of Goodbar Drive; thence with the easterly margin of Goodbar Drive, southerly 154.3 feet to another concrete monument at the beginning of the curve; thence around said curve in a southeasterly direction 31.42 feet to the northerly margin of Kipling Drive; thence with the margin of the same, easterly 55.4 feet to the point of beginning.

Being the same property conveyed to Travis A. Renn, as Trustee of the TN-MMXXIV Legacy Revocable Living Trust dated June 11, 2024, by Quitclaim Deed dated June 19, 2024, from Travis A. Renn, and recorded on June 21, 2024, as Instrument No. 20240621-0046682 in said Register's Office.

This improved property more commonly known as 900 Kipling Drive, Nashville, Tennessee 37217.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

Being same property conveyed in Instrument 20250401-0024523

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Grantor's Signature

Colin James Renn

Grantor's Name

STATE OF TENNESSEE

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Colin James Renn whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of May, 2026

Notary Public

My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson)

Subscribed and sworn to before me this 8th day of May, 2026

Notary Public
My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 5/8/26 (date of document).

Affiant Signature

5/8/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

