FROM: The Estate of Ronnie Kincaid TO: Kim Kincaid

**EXECUTRIX'S QUITCLAIM DEED**

***THIS INSTRUMENT WAS PREPARED BY:***

***LARRY H. HAGAR, ESQ.***
***UNDERHILL, NIEWOLD, HAGAR,UNDERHILL & EVANS***
***219 2nd Ave., N., Ste. 100***
***Market Street Building, First Floor***
***Nashville, TN 37201***

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

BILL GARRETT, Davidson County
Trans:T20170030640 DEEDQC
Recvd: 04/11/17 15:27 2 pgs
Fees:12.00 Taxes:0.00
20170411-0035472

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $-0-

Kim Kincaid
AFFIANT

Sworn to and subscribed before me this the 8th day of March, 2017

NOTARY PUBLIC

My Commission Expires: March 2, 2020

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE LARRY H. HAGAR

ADDRESS NEW OWNER:
Kim Kincaid
2936 Fernbrook Drive
Nashville,TN 37214

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO.:
084-08-0-039.00

KNOW ALL MEN BY THESE PRESENTS that **KIM KINCAID**, the Personal Representative of the **Estate of RONNIE KINCAID**, for and in consideration of the sum of **Zero Dollars ($0)**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the **Estate of RONNIE KINCAID**, the Decedent's Will having been duly admitted to probate in Davidson County, Tennessee, on January 8, 2015, under Docket # NO. 15P-26 have bargained and sold and hereby

remise, release and forever quitclaim unto **KIM KINCAID**, individually, her heirs and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 190 on the Map of Section VII, Lincoya Hills, of record in Book 2331, Page 110, Register's Office for said County, described as follows:

Said Lot No. 190 fronts 150 feet on the north side of Fernbrook Lane and runs back 148.7 feet on the east line and 209.6 feet on the west line, to a dead line in the rear on which it measures 103 feet.

Being the same property conveyed to Ronnie Kincaid from Albert J. Magee, Jr. and wife, Okalena G. Magee, Trustees of the Magee Joint Revocable Living Trust Agreement dated April 30, 2010 and registered of record in Instrument Number # 20100607-0044056, Register's Office Davidson County Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 2331, Page 119; to any and all restrictive covenants and easements of record; all of the Register's Office for Davidson County, Tennessee.

This is improved property being known and designated as 2936 Fernbrook Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8th day of March, 2017.

Kim Kincaid

**Kim Kincaid** Personal Representative of the
**Estate of Ronnie Kincaid**

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, Kim Kincaid, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 8th day of March, 2017.

LARRY H. HAGA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: March 2, 2020