BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170071439 DEEDQC
Recvd: 08/17/17 10:13 3 pgs
Fees:17.00 Taxes:0.00

20170817-0084499

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TROY KINSEL TESTAMENTARY TRUST	**SAME**	**072-04-0-062.00** **072-08-0-007.00**
(NAME) **P. O. BOX 160468**	(NAME)	**072-04-0-067.00** **072-07-0-079.00**
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HELEN KATHERINE KINSEL, UNMARRIED, BEING THE DEVISEE UNDER THE LAST WILL AND TESTAMENT OF TROY KINSEL, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **THE TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Map & Parcel Nos. 072-04-062.00 & 072-08-0-007.00
Known As: 0 & 1425 Inglewood Circle North, Nashville, TN 37216

Land in Davidson County Tennessee, being Lot No. 11 and the northerly part of Lot No. 12 of Block "B" on the Map of Inglewood Terrace as of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of Inglewood Circle North at the corner of Lots No. 11 & 13, thence with the line between said lots northwesterly 305.0 feet to a point in the south line of the Inglewood Golf Club Subdivision; thence with the south line of the same westerly 74 feet 2 inches to a point at the corner of Lots No. 11 & 12 in the south line of said Subdivision and continuing with the north line of Lot No. 12, 30.0 feet, more or less, to the northeasterly corner of the property conveyed to Alpin L. Moragne and wife, by deed of record in Book 2097, page 498, said Register's Office; thence southerly with Moragne's easterly line 240.0 feet, more or less, to his southeasterly corner; thence easterly 31.0 feet, more or less to the common corner of Lots 10 & 11, thence with the line between Lots 10 & 11 easterly 301.5 feet to a point in the westerly margin of Inglewood Circle North; thence with the margin of the same, northerly along a slight curve 76 feet 6 inches to the beginning.

Being the same property conveyed to Troy Kinsel, unmarried, by warranty deed from Catherine A. Bankhead, unmarried, of record as Instrument No. 20071001-0116334, dated September 27, 2007, said Register's Office. Being further conveyed to Eagle Eye Properties, LLC from Troy Kinsel by quitclaim deed dated January 24, 2008, of record as

Instrument No. 20080130-0009431, said Register's Office. Further, being conveyed to Troy Kinsel from Eagle Eye Properties, LLC by quitclaim deed dated August 25, 2009 of record as Instrument No. 20090911-0085199, said Regist'r's Office.

Tract 2: 072-04-0-067.00
Known As: 3715 Inglewood Circle S., Nashville, TN 37216

Land in Davidson County, Tennessee, being Lots 9 and 10, Block "C" on the Plan of Inglewood Terrace of record in Plat Book 1130, page 1, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy Kinsel from Winston Caldwell and spouse, Michelle Caldwell, by warranty deed dated December 27, 2007 of record as Instrument No. 20071228-0148342, said Register's Office. Being further conveyed to Eagle Eye Properties, LLC from Troy Kinsel by quitclaim deed dated August 27, 2008 of record as Instrument No. 20080916-0094611, said Register's Office. Further, being conveyed to Troy Kinsel, unmarried, from Eagle Eye Properties, LLC, by quitclaim deed dated November 28, 2012 of record as Instrument No. 20121204-0111131, said Register's Office.

Tract 3: 072-07-0-079.00
Known as: 1128 Kirkland Avenue, Nashville, TN 37216

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 8 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office for said County.

Said part of Lot fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines 176.7 feet on the easterly line and 181 feet, more or less, on the westerly line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Troy Kinsel, unmarried, by warranty deed dated July 21, 2006 from Phillip A. Allen, married, of record as Instrument No. 20060725-0089320, Register's Office for Davidson County, Tennessee.

THE SAID TROY KINSEL HAVING SINCE DIED ON OR ABOUT MAY 18, 2017. HIS LAST WILL AND TESTAMENT DEVISED SAID PROPERTIES TO HIS MOTHER, HELEN KATHERINE KINSEL. (SEE DOCKET NO. 17P1028, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION.)

Unimproved (X)
This is improved(X) property known as **0 INGLEWOOD CIRCLE**
1425 INGLEWOOD CIRCLE, 3715 INGLEWOOD CIRCLE S.,
1128 KIRKLAND AVE. NASHVILLE, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 22 day of July, 2017.

Helen Katherine Kinsel

HELEN KATHERINE KINSEL

STATE OF Colorado
COUNTY OF Arapahoe

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

Witness my hand and official seal at office this 22 day of July, 2017.

My Commission Expires: Feb 03, 2020

SOBIA HASAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154046913
MY COMMISSION EXPIRES FEBRUARY 03, 2020

Sobia Hasan

Notary Public