Bill Garrett Davidson County
Batch# 82168 DEEDQC
04/18/2018 10:39:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180418-0036477

Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Margaret M. Kimble Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF APRIL, 2018. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: 11/5/2018 (AFFIX SEAL)

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

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

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGARETT M. KIMBLE, ET AL	**SAME**	**091-14-0-019.00**
(NAME) **509 SNYDER AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARGARETT M. KIMBLE, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **MARGARETT M. KIMBLE AND HUSBAND, TAVIS W. KIMBLE, AND MICHAEL A. FAIRCLOTH, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 190 on the Map of West Nashville Heights, as of record in Book 332, page 192, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the westerly margin of Foster Street, formerly Holman Street, at the northeast corner of Lot No. 190; thence with the northerly line of Lot No. 190, being the northerly line of said Subdivision, westwardly 328 feet to a point in the easterly margin of a 12 foot alley; thence with the margin of the same southerly 93 feet to the northwest corner of the property conveyed to I. E. Wilson and wife, by deed from Bon Smith and wife, of record in Book 1558, page 450, Register's Office for said County; thence along Smith's northerly line 295 feet, more or less, to the westerly margin of Foster Street; thence with the margin of the same, northerly 55 feet to the beginning.

Being part of the same property conveyed to **MARGARETT M. KIMBLE** from **MONICA N. SLATER F/K/A MONICA N. MANN, MELISSA L. HANEY, F/K/A MELISSA L. MANN, MARGARETT M. KIMBLE, f/k/a MARGARETT M. MANN A/K/A MARGARET M. MANN, AND MITCHELL G. MANN,** as Successor Co-Trustees of the **BILLY G. MANN & NANCYE LEE MANN FAMILY TRUST** by Special Warranty Deed dated April 22, 2017 of record in Instrument No. 20170427-0041664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to that JOINT DRIVEWAY EASEMENT for ingress and egress, of record as Instrument No. 20171222-0130567 and such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **509 SNYDER AVENUE, NASHVILLE, TN 37209**
(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 17th day of April, 2018.

Margarett M. Kimble

MARGARETT M. KIMBLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MARGARETT M. KIMBLE**, 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 17th day of April, 2018.

My Commission Expires: 11/5/2018



Lee A. Cohen

Notary Public