Karen Y Johnson Davidson County
Batch# 143604 DEEDQC
09/21/2018 09:36:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180921-0093636

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**JEFFREY MOBLEY, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is NONE.<br><br>Affiant<br><br>Subscribed and sworn to before me this 18th day of July, 2018.<br><br>Notary Public<br><br>My Commission Expires: |

| Address new owners as follows: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| KAM Trust<br>2214 Sharondale Drive<br>Nashville, Tennessee 37215 | SAME | p/o 117 02 0 031.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS** that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, Robert Francis Kincaid, Jr., hereby remises, releases and quitclaims unto the KAM Trust dated June 18, 2018, whose Trustee is Colleen M. Johnson, and her successors in trust and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, all of my right, title and interest, consisting of an undivided 50% tenant-in-common interest, in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 18th day of July, 2018.

**Robert Francis Kincaid, Jr.**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Francis Kincaid, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 18th day of July, 2018.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2019

Notary Public

## EXHIBIT A

## Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 13 on the Plan of Sharondale Subdivision of record in Plat Book 332, Page 19, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the Northeasterly side of Sharondale Drive and runs back between lines 390 feet more or less on the Easterly line and 400 feet more or less on the Westerly line to the right-of-way of the Tennessee Central Railroad, on which it measures 50 feet.

Included in the above description by expressly excluded from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation of record in Book 4795, page 446, said Register's Office.

Being the same property conveyed to Robert Kincaid and Colleen Johnson, as husband and wife, by deed from Robert Kincaid, married, of record as Instrument No. 20170928-0099223, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Robert Kincaid as a 50% undivided tenant-in-common and to Colleen Johnson as a 50% undivided tenant-in-common by deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20180622-0060506, Register's Office for Davidson County, Tennessee.

Robert Francis Kincaid, Jr. and Robert Kincaid are one and the same person. Colleen M. Johnson and Colleen Johnson are one and the same person.

This is improved property known as 2214 Sharondale Drive, Nashville, Tennessee 37215.