Karen Johnson Davidson County
Batch# 184070 DEEDQC
01/15/2019 04:22:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190115-0004305

Address New Owner:	*Send Tax Bills To:*	*Map-Parcel Nos.:*
Kelly Kennedy 1412 Ravenna Court North Antioch, Tennessee 37013	Kelly Kennedy 1412 Ravenna Court North Antioch, Tennessee 37013	069-16-0 091.00

This Instrument Was Prepared By:

Renard A. Hirsch, Sr., Esq.
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Nashville, Tennessee 37207
Office 615.242.5003
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

SWORN to and subscribed before me on this 11th day of January, 2019.

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT 7, 2019

Notary Public

My commission expires: October 7, 2019

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into the 8th day of January 2019.

KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, receipt and sufficiency of which is hereby acknowledged (and no monetary consideration) paid by KELLY KENNEDY, the GRANTEE, We, CATHLYN SMITH and KIMBERLY BEASLEY, the GRANTORS, hereby grant, bargain, sell, convey, remise, release and forever quitclaim to KELLY KENNEDY, the GRANTEE, all right, title, interest, claim or demand of GRANTORS in and to the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

> A Tract of Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by M. Collier Parrish Associates, Civil Engineers, December 24, 1958, as follows:
>
> BEGINNING at a point in the center line of New Hydes Ferry Pike at the northeast corner of a tract that was conveyed to Isaih Suggs and Mary Suggs, by deed from Ira D. Kennedy and wife, of record in Book 2386, Page 279, thence along center line of said New Hydes Ferry Pike, South 73 degrees 45 minutes east 100 feet south 74 degrees east 41 feet to a margin of said Pike, thence leaving said Pike, south 50 degrees west 247.6 feet to an iron pin in the north margin of Old Hydes Ferry Pike, thence with the margin of the same northwesterly 100 feet to an iron pin in Suggs' southeast corner, said point being 366 feet southeast from the intersection of the margin of the Old and New Hydes Ferry Pikes, thence along Suggs' easterly lines north 37 degrees 15 minutes east 176 feet to the point of beginning.

Being the same property conveyed to Jeanne Campbelle-Kennedy and Kelly Kennedy by deed from Margaret Campbelle-Holman and Helen C. McCormick, recorded as Instrument No. 20040510-0053051, Register's Office for Davidson County, Tennessee; the said Jeanne Campbelle-Kennedy having since died.
See Affidavits of Heirship recorded # 20190115-0004303 & 20190115-0004304
This is improved property known as 3727 John Mallette Drive, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, together with all rights, title, and interest, if any of the GRANTORS, in and to any streets and roads abutting the above described premises.

The GRANTORS convey the premises herein granted unto the GRANTEE, her heirs or successors and assigns of said GRANTEE forever.

IN WITNESS WHEREOF, the parties have hereunto set their signature this day and date first above written.

Cathlyn Smith
CATHLYN SMITH

Kimberly Beasley
KIMBERLY BEASLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named CATHLYN SMITH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand, at office, on this 8th day of January, 2019.

Cynthia B. Merritt
NOTARY PUBLIC

CYNTHIA B. MERRITT NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires

My commission expires: May 6, 2019
May 6, 2019

STATE OF Oklahoma)
COUNTY OF Tulsa)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named KIMBERLY BEASLEY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand, at office, on this 10th day of January, 2019.

Jennifer Montgomery
NOTARY PUBLIC

Jennifer Montgomery
NOTARY PUBLIC - STATE OF OKLAHOMA
My Commission Expires November 30, 2019
Commission #15010981

My commission expires: 11-30-19
