Karen Johnson Davidson County
Batch# 215275 DEEDQC
04/08/2019 03:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190408-0031964

This Instrument
Prepared By:

Garside and Hunter, PLLC
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Niko Moon and Anna Moon, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer all of their interest and conveys unto **Jamie Cheek, Trustee of the Kimbark Trust, dated April 3, 2019,** hereinafter called the Grantee, its successors 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 Unit A of 31 Colonial Homes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 31 Colonial Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160310-0022899, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, Restrictive covenants, conditions, and regulations imposed upon and relating to the units, co-owners and tenants of 31 Colonial Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20160310-0022899, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Niko Moon, a married man, by Warranty Deed, from Volunteer Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20161212-0129887 in the Register's Office for Davidson County, Tennessee.

Being also known as 1922 Kimbark Avenue Nashville, Tennessee 37215.

IN WITNESS WHEREOF, We have hereunto set out hands on this 3 day of April, 2019.

Niko Moon

Anna Moon

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Niko Moon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 3 day of April, 2019.

Notary Public

My Commission Expires: March 24, 2020

DANIELLE DEMASO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES:
MARCH 24, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Anna Moon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 3 day of April, 2019.

Notary Public

My Commission Expires: March 24, 2020

DANIELLE DEMASO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES:
MARCH 24, 2020

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Jamie Cheek, Trustee of The Kimbark Trust PO Box 340020 Nashville, TN 37203	New Owner	Davidson County 131-22U-001.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 3rd day of April, 2019.

Notary Public

My Commission Expires:
March 24, 2020

DANIELLE DEMASO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: MARCH 24, 2020

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206