# QUITCLAIM DEED

This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 223421 DEEDQC
04/29/2019 01:04:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190429-0039282

| NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| James G. Kinard and wife,<br>Stacey W. Kinard<br>276 Laurel Lakes Dr.<br>Carrollton, GA 30116 | Owner | 097020A21600CO |

FOR AND IN CONSIDERATION of love, affection, and other good and valuable consideration and no monetary consideration, the receipt of all of which is hereby acknowledged, **James G. Kinard**, the Grantor, for the express purpose of creating a tenancy by the entireties, does hereby quitclaim, give, bargain, transfer, and convey unto **James G. Kinard and wife, Stacey W. Kinard**, the Grantees, all right, title, and interest in and to the following described property, including any appurtenances thereto, situated in the city of Hermitage, County of Davidson, State of Tennessee, to-wit ("Real Property"):

**LEGAL DESCRIPTION**

Lot No. 216 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, to which plan and certificate reference is hereby made for a more complete and accurate description.

This is improved property, known as: 3832 Hoggett Ford Road, Hermitage, Tennessee 37076.

DERIVATION CLAUSE: Being the same property conveyed to James G. Kinard by WARRANTY DEED, Instrument No. 20140328-0025632, recorded in the Register's Office for Davidson County, Tennessee on March, 28, 2014.

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

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16 day of April, 2019.

James G. Kinard

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 16 day of April, 2019.

Affiant

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MARCH 8, 2021

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James G. Kinard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, Tennessee this the 16 day of April, 2019.

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MARCH 8, 2021