Karen Johnson Davidson County
Batch# 230608 DEEDQC
05/16/2019 08:36:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190516-0046043

Instrument Prepared By:
John D. Stevens
Thomas Walters PLLC
161 Court Square
Huntingdon, Tennessee 38344
(731) 535-3552

Prepared Without Title Option

Property Address and Owner:
Holly S. Kirby, Trustee
941 Gale Lane
Nashville, Tennessee 37204

Mail Tax Statement to:
Holly S. Kirby, Trustee
941 Gale Lane
Nashville, Tennessee 37204

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

Holly Kirby, Trustee
Affiant

Sworn to and subscribed before me this May 13, 2019.

NOTARY PUBLIC

JOHN D. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
CARROLL COUNTY

My Commission Expires: ~~March 17, 2019~~ March 17, 2020

Map 118 05 0 147.00

Quitclaim Deed

This instrument made and entered into on this May 13, 2019, by and between Holly Salmons Kirby, hereinafter referred to as GRANTOR, and Holly S. Kirby, Trustee of the Holly S. Kirby Trust dated May 13, 2019, hereinafter referred to as GRANTEE.

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor conveys and quitclaims unto Grantee, all of Grantor's right, title and interest in and to the following described real estate, lying and being in the 7th Civil District of Davidson County, Tennessee, more particularly bounded and described, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being the easterly 175.5 feet of Lot No. 1 on the map showing subdivision of part of the Vaulx Land, not of record, described according to a survey made by E. R. Southgate, Surveyor, November 7, 1945, as follows:

Beginning on the southerly margin of Gale Avenue at the northwest corner of property conveyed to Bessie W. Truett, by deed from William H. Smith and wife, of record in Book 910, page 518, Register's Office for said County, said point being the corner of Lots Nos. 1 and 2; thence with the southerly margin of Gale Avenue, westwardly 175.5 feet; thence southwardly 250 feet to the northerly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way, eastwardly 175.5 feet to said Truett's southwest corner; being the corner of said Lot Nos. 1 and 2;

thence with said Truett's westerly line, being the line between said two lots, northwardly 281.5 feet to the beginning. Included in the above description but expressly excluded therefrom is the following described property having been conveyed to the State of Tennessee in Book 4809, Page 207, said Register's Office, and more particularly described as follows:

Beginning at the point of intersection of the north right of way of the Tennessee Central Railroad and the west boundary of this property, said point being along the said right of way eastwardly 295 feet from the east margin of Lealand Lane; thence north 12 degrees 31 minutes west 145.0 feet to a point; thence north 88 degrees 13 minutes east 175.1 feet to a point; thence south 12 degrees 17 minutes east 149.7 feet to a point in the said right of way; thence along the said right of way south 89 degrees 46 minutes west 175.5 feet to the point of beginning and containing 25,293 square feet and being part of the property conveyed by Albert H. Wood Jr. et al to James D. Selby and Zepher R. Selby of record in Book 4237, Page 250, Register's Office for Davidson County, Tennessee.

Title Reference: See Instrument 20170405-0033400 in the Register's Office of Davidson County, Tennessee. Description taken from prior deed. Kelly N. Kirby joins in this instrument to convey any interest he may have as the spouse of Grantor Holly Salmons Kirby.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Grantor's as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in Tenn. Code Ann. § 67-5-1001, then pursuant to Tenn. Code Ann. § 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that John D. Stevens, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Grantors have hereunto set their signatures, this the day and date first above written.

Kelly Nelson Kirby

Kelly Nelson Kirby

Holly Kirby

Holly Salmons Kirby

STATE OF TENNESSEE)
)ss.
COUNTY OF DAVIDSON)

On May 13, 2019, before me personally appeared, Kelly Nelson Kirby and Holly Salmons Kirby, as Grantors, known to be the person described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

NOTARY PUBLIC

JOHN D. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
CARROLL COUNTY

My Commission Expires: March 17, 2020