Karen Johnson Davidson County
Batch# 338094 DEEDQC
01/03/2020 08:53:12 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200103-0000699

THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
205 Stokesboro Court
Nashville, TN 37215

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON RESPONSIBLE FOR TAXES	MAP-PARCEL NUMBERS
Susan Elizabeth Kimbro and William M. Edwards, Jr. (NAME)	Susan Elizabeth Kimbro and William M. Edwards	44-10-5
305 Davidson Rd. Nashville, TN 37205	305 Davidson Rd Nashville, TN 37205	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

(FOR REGISTER'S USE)

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ -0- Lia Dunning
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2020.
AEWalston
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

QUITCLAIM DEED

FROM: Susan Elizabeth Kimbro

TO: James N. Bryan, Jr., Trustee

AND

FROM: James N. Bryan, Jr., Trustee

TO: Susan Elizabeth Kimbro and William M. Edwards, Jr.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create joint tenancy with the right of survivorship I, Susan Elizabeth Kimbro, by these presents to hereby quitclaim all of my interest unto James N. Bryan, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

the following described tract of land in Davidson County, Tennessee as follows:

A parcel of land in City of Old Hickory, Davidson County, Tennessee, being part of Lot 3 shown on the plat of Section 1, Rolling Green Subdivision of record in Book 1424, page 76, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southwesterly corner of said Lot 9 and the northerly right of way line of Donelson Avenue, a 50-foot right-of-way, thence leaving Donelson Avenue with the common property line of Lot 3 and Lot 2 of Rolling Green Subdivision, 278 feet to an iron pipe in the common corner of Lot 1 and Lot 2 and the Point of Beginning of this parcel; thence with the easterly property line of Lot 2, J.R. Carter, et. ux., property of record in Book 2341, page 521, Register's Office for Davidson County, Tennessee, and Lot 1, Gregory D. Rybee property of record in Book 9483, page 612, Said Register's Office, North 28 degrees 43 minutes 12 seconds West, 460.04 feet to a point on manhole cover in the southerly property line of Ramay Inc. property of record in Book 8120, page 368, said Register's Office; thence with Ramay, Inc. southernly property line West 59 degrees 41 minutes 00 seconds East, 346.00 feet to a concrete monument; thence South 52 degrees 18 minutes 00 seconds East 24.00 feet to an iron pin in the northwesterly corner of Waltor T. Jackson property of record in Book 164 I, page 456, said Register's Office; thence with Jackson's westerly property line, South 00 degrees 45 minutes 00 seconds West, 545.10 feet to an iron pipe in the northwesterly corner of Lot 4 Rolling Green Subdivision, James H. Carter property of record in Book 7726, page 850, said northerly property line of Patrick S. Mullins, et ux, property of record in Book 7935, page 508, said Register's Office, North 89 degrees 15 minutes 00 seconds West, 90.00 feet to the point of beginning.

BEING the same property conveyed to Susan Elizabeth Kimbro by Warranty Deed from Timothy B. Gross, Second Successor Trustee for the Billy R. Gross and Eva J. Gross Revocable Living Trust dated June 3, 2019, and recorded in instrument no. 20190827-0085943, Register's Office for Davidson County, Tennessee, on August 27, 2019.

Included with this conveyance is all of Grantor's right, title and interest in and to that certain easement as set out and described in Grant of Easement of record in Book 7935, page 517, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said James N. Bryan, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all my interest unto Susan Elizabeth Kimbro and William M. Edwards, Jr., joint tenants with the right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on this 2nd day of January, 2020.

Susan Elizabeth Kimbro

William M. Edwards, Jr.

James N. Bryan, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, Melissa D. Rogers, a Notary Public in and for said county, **Susan Elizabeth Kimbro** one of the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of January, 2020.

Melissa D. Rogers
Notary Public

My commission expires: 3/23/21

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, Melissa D. Rogers, a Notary Public in and for said county, **William M. Edwards, Jr.,** one of the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of January, 2020.

Melissa D. Rogers
Notary Public

My commission expires: 3/23/21

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, Sarah Troupe, a Notary Public in and for said county, **James N. Bryan, Jr., Trustee,** one of the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of January, 2020.

Sarah M. Troupe
Notary Public

My commission expires: 11/22/2021

SARAH M. TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires