Name and Address of New Owner:
Walter R. Kirkland, Jr. and Rebecca Kirkland
702 Davis Drive
Brentwood, TN 37027

Send Tax Bills To:
Walter R. Kirkland, Jr. and Rebecca Kirkland
702 Davis Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 346403 DEEDQC
01/22/2020 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200122-0008090

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard, Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 058-16-0-031

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KIRKLAND CONSTRUCTION MANAGEMENT, LLC, a Tennessee limited liability company,** "the Grantor," hereby conveys and quitclaims unto **Walter R. Kirkland, Jr. and Rebecca Kirkland, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. Twelve (12) of Block "CC" on the Plan of Revised map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 75 feet on the Westerly side of Meadow Road and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Kirkland Construction Management, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Albransco, LLC, A Kentucky Limited Liability Company, dated September 30, 2019 of record in Instrument No. 20191001-0100188, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 54, Register's Office for said County.
* Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewer of record in Book 5749, Page 220, Register's Office for said County.

This is improved property known as: 4023 Meadow Road, Nashville, Tennessee 37218

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22 day of January, 2020.

KIRKLAND CONSTRUCTION MANAGEMENT, LLC

By: _____ (SEAL)
Walter Ray Kirkland, Sole Member

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Walter Ray Kirkland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized Member, of KIRKLAND CONSTRUCTION MANAGEMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **KIRKLAND CONSTRUCTION MANAGEMENT, LLC, as Authorized Member.**.

WITNESS my hand and official seal this 22 day of January, 2020.

_____
Notary Public
My commission expires: 8/27/22

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
22 day of January, 2020.

_____
Notary Public
My commission expires: 8/27/22

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

File # 2020-455

**ELECTRONIC CERTIFICATION PAGE**

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY