Karen Johnson Davidson County
Batch# 351769 DEEDQC
02/03/2020 08:56:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200203-0011961

Prepared by and Returnable to:
Robert C. Ashworth, Attorney at Law
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map & Parcel:
Christina A. Kinman 3807 Boatner Dr. Nashville, TN 37207	New Owner	059-14-0-104.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **CHRISTINA A. KINMAN, A SINGLE WOMAN, A NINETY-FIVE (95%) PERCENT INTEREST AND JEFFERY N. KINMAN, A MARRIED MAN, A FIVE (5%) PERCENT INTEREST, AS TENANTS IN COMMON** ("Grantors") do hereby quitclaim and convey unto **CHRISTINA A. KINMAN, A SINGLE WOMAN** ("Grantee"), her heirs and assigns, all of Grantors' right, title and interest in and to a certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, as shown on the map entitled the Plan of Haynes Manor, Section I, of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTINA A. KINMAN, A SINGLE WOMAN, A NINETY-FIVE (95%) PERCENT INTEREST AND JEFFERY N. KINMAN, A MARRIED MAN, A FIVE (5%) PERCENT INTEREST, AS TENANTS IN COMMON, by deed from GUYNETTE FRANCES CROWDER DRUETT, NOW KNOWN AS GUYNETTE FRANCES CROWDER, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF GEORGE REYNOLDS, of record in Instrument No. 20180830-0086203, dated August 29, 2018, said Register's Office.

Jeffery N. Kinman certifies that this property is not his usual place of residence and is not subject to any marital interests therein and is not the usual place of residence for his dependent(s).

This is improved property known as 3807 Boatner Dr., Nashville, TN 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 27th day of January, 2020.

Christina A. Kinman

Jeffery N. Kinman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CHRISTINA A. KINMAN AND JEFFERY N. KINMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2020.

Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me, this 27th day of January, 2020.

Notary Public

My Commission Expires
My Commission Expires: February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY