THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 357740 DEEDQC
02/13/2020 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200213-0016592

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Douglas O. Kitchen, as Co-Trustee, Affiant

Subscribed and sworn to before me,
this 12th day of February, 2020.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public
My Commission Expires: 5-3-2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Douglas O. Kitchen and Patricia J. Stamps-Kitchen, as Co-Trustees of the Douglas and Patricia Kitchen Community Property Trust u/a dtd. February 12, 2020 4880 Sewanee Road Nashville, TN 37220	Douglas O. Kitchen and Patricia J. Stamps-Kitchen, as Co-Trustees of the Douglas and Patricia Kitchen Community Property Trust u/a dtd. February 12, 2020 4880 Sewanee Road Nashville, TN 37220	Map 145-4 Parcel 50

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **DOUGLAS O. KITCHEN** and **PATRICIA JEAN STAMPS KITCHEN** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS O. KITCHEN and PATRICIA J. STAMPS-KITCHEN, as Co-Trustees of the DOUGLAS AND PATRICIA KITCHEN COMMUNITY PROPERTY TRUST under agreement dated February 12, 2020** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

A tract of land in the City of Oak Hill, Davidson County, Tennessee, being Lot No. 4 on the Resubdivision of Lots 3 and 4 Overton Lea Home, of record in Book 7900, page 732, Register's Office of said County, and also being Parcel (50) on Tax Map 145-4 of Davidson County Tax Maps and being more particularly described as follows:

Beginning at any existing iron pin on the easterly right-of-way line of Sewanee Road at the southwesterly corner of Lot No. 1 Plan of Overton Lea Home as of record in Book 3842, Page 245, R.O.D.C., Tennessee, said iron pin being 292.0 feet south of the south end of the southeasterly return curve of Tyne Boulevard and Sewanee Road as measured along the easterly right-of-way line of Sewanee Road; thence,

1. With the south line of Lot 1 Overton Lea Home S84°08'48"E, 337.41 feet to an existing iron pin, common corner of Lots 1 and 2 on said plan of record in Book 3842, Page 245, R.O.D.C., Tennessee; thence,
2. With the south line of Lot 2 S83°15'03"E, 233.40 feet to an iron pin set, corner of Lot No. 1 on the Resubdivision of Lots 3 and 4, not of record; thence,
3. With the common line of herein-described Lot 4 and Lot No. 1 on unrecorded Plan S4°35'26"E, 567.16 feet to an iron pin set; thence,
4. N76°59'32"W, 178.46 feet to an existing concrete monument; thence,
5. S62°29'32"W, 75.31 feet to an existing concrete monument; thence,
6. N81°49'44"W, 203.70 feet to an existing iron pin; thence,
7. N9°31'00"W, 377.49 feet to an existing concrete monument; thence,
8. N57°19'25"W, 148.12 feet to an existing concrete monument on the easterly right-of-way line of Sewanee Road; thence,
9. With the easterly right-of-way line of Sewanee Road N6°33'43"E, 142.74 feet to the point of beginning and containing 283,213 square feet or 6.502 acres.

Being the same property conveyed to Douglas O. Kitchen and wife, Patricia Jean Stamps Kitchen, from Blanche Ames Davis Matthews, Evelyn Ames Davis, II, Ames Davis, Wanda Davis Freisleben, and Randolph Paschall Davis on May 27, 1994 by Warranty Deed of record as Book 9371, Page 765, Register's Office for Davidson County, Tennessee.

Roger H. Fuqua, Tennessee License Number 502, 315 Woodland Street, Nashville, Tennessee 37206 prepared the boundary survey dated April 1994 from which the foregoing description was prepared.

This conveyance is made subject to any and all existing restrictions and easements of record, including, but not limited to (i) an easement for bridle path retained by deed of record in Book 1113, page 572, said Register's Office, and (ii) matters shown on plan of record in Book 7900, page 732, said Register's Office.

This is improved property commonly known as 4880 Sewanee Road, Nashville, TN 37220.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is quitclaimed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

SIGNED this the 12th day of February, 2020.

DOUGLAS O. KITCHEN

Patricia Jean Stamps-Kitchen

PATRICIA JEAN STAMPS KITCHEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOULGAS O. KITCHEN** and **PATRICIA JEAN STAMPS KITCHEN**, 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 and official seal on this 12th day of February, 2020.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public

My Commission Expires: 5-3-2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

