Karen Johnson Davidson County
Batch# 434672 DEEDQC
07/10/2020 10:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200710-0075265

Recording Requested and Deed Prepared By:
Jean L. Byassee
Venick, Kuhn Byassee Austin & Rosen PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Map & Parcel:
117-7-108
16DA-02115

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

June H Kingsbury
Affiant

Subscribed before me this 24 day of June 2020, remotely under Executive order #37 of Governor Bill Lee #37 as of May 12, 2020.

Notary
My Commission Expires
(Affix Seal)

JEAN L. BYASSEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

New Owner:
Kingsbury/Houghton Investments
c/o June Kingsbury
3421 Hopkins Street
Nashville, TN 37215

Send Tax Bills to:

Same

TENNESSEE QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that JUNE KINGSBURY acting as executor for the Estate of JAMES RICHARD HOUGHTON, probated in Davidson County as # 20P609, hereby quit claims all the estate's rights, title and interest in the property located at 3421 Hopkins Street, Nashville, 37215, Tennessee, to KINGSBURY/HOUGHTON INVESTMENTS, being the same property held by J. Richard Houghton and wife, Maaret K. Houghton as husband and wife; Maaret having predeceased Richard. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

LAND in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south half of Lot No. 151 of the north part of Noel's Subdivision of Watkin's Grove, as of record at Book 547 page 156, Register's office for said County.

Said southern half of said Lot No. 151 fronts 100 feet on the westerly side of Hopkins Street and extends back between parallel lines 200 feet to a dead line in the rear (the easterly line of Lot No. 182)

Being the same property conveyed to said J. Richard Houghton and wife, Maaret K. Houghton, by Warranty Deed from Lucille a. Jones, as surviving tenant by the entireties, an unmarried person, in the Registers Office for Davidson County, Tennessee, dated July 14, 1994, recorded on July 15, 1994 of record No. 814117; Identification No. 71604; Book 9408, Page 845, and the property description set forth therein is hereby incorporated by reference herein.

Subject to all matters shown on the above referenced plat, and to restrictions and encumbrances of record.

This conveyance is subject to the following:

This conveyance is subject to the following:

- Taxes for the year 2020 and subsequent.
- Any and all existing easements, mortgage and restrictions as shown of record not stated herein.

This is improved property known as 3421 Hopkins Street, Nashville, Tennessee 37215.

WITNESS my hand this 24 day of June, 2020.

Grantor:

June H Kingsbury

JUNE KINGSBURY, Executor for the Estate of James Richard Houghton

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JUNE KINGSBURY of whom I am personally acquainted, and who upon oath acknowledged that she is duly authorized to act for the Estate of James Richard Houghton, # 20P609, Davidson County, Tennessee, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville Tennessee, this 24 day of June, 2020

Notary Public

My Commission Expires:

JEAN L. BYASSEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021