Karen Johnson Davidson County
Batch# 438217 DEEDQC
07/15/2020 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200715-0077436

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Lockeland Law Group, PLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kortney M. Wilson 1423 Stratton Avenue Nashville, TN 37206	New Owner	082-03-0-515.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **K&D Werks, LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto **Kortney M. Wilson, an unmarried woman,** his/her/their heirs, successors and assigns, his/her/their/its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 42 and the northerly six (6) feet of Lot No. 41 on the Plan of Sharpe & Crutcher's addition as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot No. 42 and the northerly 6 feet of Lot No. 41 front together fifty (50) feet on the easterly side of North 5th Street, and run back between parallel lines 165 feet to an alley.

INCLUDED but EXCLUDED from this conveyance is property conveyed to William Glass Polk and wife, Mary Lindsay Polk, of record in Book 1019, Page 410, said Register's Office, described as follows:

Being the rear or the easterly seventy-five (75) feet of Lot No. 42 and of the north six (6) feet of Lot No. 41 on the Plan of Sharpe and Crutcher's Addition, of record in Book 57, Page 82, Register's Office for said county.

Said rear 75 feet of said Lot No. 42 and of north 6 feet of said Lot No. 41 adjoin and together front 75 feet on the south side of Gayard Street, and run back southwardly between parallel lines and with the Westerly margin on an alley (50) feet, to the remainder of said Lot No. 41.

Being the same property conveyed to K&D Werks, LLC by Warranty deed from G. Morris Jamison and Chandra Jamison of record in Instrument No. 20130509-0046977 Register's Office for Davidson County, Tennessee, dated May 7, 2013 and recorded on May 9, 2013.

Being also known as 927 North 5th Street Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 6th day of July, 2020.

Affiant

My commission expires:
(Affix Seal)
5-2-22

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of July, 2020.

K&D Werks, LLC, a Tennessee Limited Liability Company

By:
Name: Kortney M. Wilson
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kortney M. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of K&D Werks, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022