QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 440650 DEEDQC
07/20/2020 10:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200720-0079213

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of July, 2020.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Holly S. Kirby	SAME AS NEW OWNER	118054A00200CO
(NAME) 941 Gale Drive #B	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Holly S. Kirby, Trustee of the Holly S. Kirby Trust dated May 13, 2019,** hereinafter called the Grantor(s), has quitclaimed **Holly S. Kirby, married**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B as established by Declaration of Covenants, Conditions and Restrictions for the Cottages of 941 Gale Lane a/k/a Horizontal Property Regine 941 Gale Lane, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103 (B), of record in Instrument Number 20181001-0096816, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being part of the same property conveyed to Holly S. Kirby, Trustee of the Holly S. Kirby Trust dated May 13, 2019, by deed from Holly Salmons Kirby of record in Instrument Number 20190516-0046043, said Register's Office.

Being part of the same property conveyed to Holly S. Kirby (a/k/a Holly Salmons Kirby) , a married woman by deed from Roger T. Ligon, Jr., Roger T. Ligon and Randall T. Ligon, Co-Trustees of the Ligon Family Trust, dated 04/03/2017, of record in Instrument No. 20170405-0033400, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved and unimproved property known as 941 Gale Drive #B, Nashville, TN 37204.

Witness my hand this 24 day of June, 2020.

Holly S. Kirby Trust

BY: _____, Trustee
Holly S. Kirby, Trustee

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly S. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Holly S. Kirby Trust, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of June, 2020.

_____
Notary Public

My Commission Expires:

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

