Karen Johnson Davidson County
Batch# 532983 DEEDQC
12/14/2020 01:12:08 PM 1 pg
Fees: $12.00 Taxes: $0.00



20201214-0146939

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Cynthia H. Kinnard** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Hewlett Properties, LLC, a Tennessee Limited Liability Company** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Tract I - 1416 Hynes Street, Nashville, TN 37203 - M&P 092 08 0 327.00
Land in Davidson County, Tennessee, being Part of Lot 54 on the Map of Hynes' Addition to Nashville, of record in Minute Book "B", Page 85, Chancery Court at Nashville, Tennessee.

Said part of said Lot No. 54 fronts 54 feet on the northerly side of Hynes street and runs back between lines and along the easterly margin of 15th Avenue, North, 71 feet on the westerly line and 70 feet on the easterly line to a dead lin on which it measures 56 feet.

Being the same property conveyed to Cynthia H Kinnard by Deed dated 05/13/1976 of record at Book 5026, Page 574 in the Register's Office of Davidson County, TN.

Tract II - 1415 Hynes Street, Nashville, TN 37203 - M&P 092 08 0 348.00
LAND in Davidson County, Tennessee, being the westerly 43 feet of Lot No. 55 on the plan of Hynes Addition to Nashville, of record in Minute Book B, Page 85, Chancery Court for said county and in Book 1, Page 21, Register's Office for said County.

SAID part of Lot No. 55 fronts 43 feet on the southerly side of Hynes Street and runs back between lines, with the easterly margin of 15th Avenue North, formerly Carol and Stonewall Street, 132 feet to the northerly margin of an alley.

Being the same property conveyed to Cynthia H Kinnard by Decree of Redemption filed 12/28/2010 of record at Instrument No. 20130327-0029988 in the Register's Office of Davidson County, TN.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey. *Grantor warrans that this property is not her primary residence.*

IN TESTIMONY WHEREOF I/we have executed this instrument the 14 day of ~~October~~ December, ~~2019~~ 2020.

Cynthia H. Kinnard
Cynthia H. Kinnard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Cynthia H. Kinnard**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of ~~October, 2019~~ December, 2020.

Iris Borrero
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 7, 2024

IRIS BORRERO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Cynthia H. Kinnard
AFFIANT

SUBSCRIBED AND SWORN before me this the 14 day of ~~October, 2019~~ December, 2020.

Iris Borrero
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 7, 2024

IRIS BORRERO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 7, 2024

Property address: 1415 Hynes ST & 1416 Hynes ST. Nashville, TN 37203
New Owner: Hewlett Properties, LLC
Address: 1501 Sweetbriar Ave, Nashville, TN 37212
Mail tax bills to: owner at owners address