Karen Johnson Davidson County
Batch# 543555 DEEDQC
12/30/2020 09:13:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201230-0154550

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:
Kimberly G. Starks
3603 Kennedy Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
072 030 164.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Harris & Quick, LLC a Georgia Limited Liability Company**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Kimberly G. Starks, married** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Land in Davidson County, Tennessee, being part of Lot No. 153, on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office said County, described according to a survey made by Eric Drake, County Surveyor, October 3, 1928, as follows:

Beginning at a point in the northwesterly margin of Kennedy Avenue, formerly Greenfield Avenue, extended, 188.8 feet northeasterly from the northwest corner of Howard Avenue and Kennedy Avenue, running thence with the northwesterly margin of Kennedy Avenue, northeasterly 69.2 feet to an iron pipe, thence westerly and parallel with Howard Avenue 175.4 feet, more or less, to a point; thence southerly and at right angles to the last mentioned line 55 feet to a point; thence easterly parallel with said Howard Avenue 133.4 feet to the point of beginning.

Being the same property conveyed to Harris and Quick, LLC, A Georgia Limited Liability, by Quitclaim Deed from Sam Starks, an unmarried man, dated September 14, 2016 and recorded on October 11, 2016 at Instrument Number 201601000-0107664, Register's Office for Davidson County, Tennessee.

This is improved property located at **3603 Kennedy Ave, Nashville, TN 37216.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

21st **IN WITNESS WHEREOF,** the GRANTOR has hereunder set his hand(s) this day of December, 2020.

Derrick Starks, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Derrick Starks, *whom I am personally acquainted and who upon his/her/their* oath acknowledged himself/herself/themselves to be the Member of **Harris & Quick, LLC, A Georgia Limited Liability Company,** and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **Harris & Quick, LLC, A Georgia Limited Liability Company.**

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 2020.

NOTARY

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 2/22/22

21 **IN WITNESS WHEREOF,** the GRANTOR has hereunder set her hand(s) this day of December 2020.

Kimberly G. Starks, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Kimberly G. Starks,** whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Member of **Harris & Quick, LLC, A Georgia Limited Liability Company,** and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **Harris & Quick, LLC, A Georgia Limited Liability Company**.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 2020.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 21 day of December 2020.

Kimberly G. Starks

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared **Kimberly G. Starks**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 21st day of December, 2020.

NOTARY

My Commission Expires: 2/22/22

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 21st day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY