QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

R-BBR-19-200

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Kincaid	**New Owner**	
(NAME) **200 Elmington Avenue,**	(NAME)	**104-10-0-016.00**
(ADDRESS) **Nashville, TN 37205-2503**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA L. DALE,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT KINCAID** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Joseph Warner's Subdivision of record in Plat Book 332, Page 154, in the Register's Office for Davidson County, Tennessee, described more particularly as follows:

Said Lot No. 21, which is a corner lot, fronts 94 feet on the Easterly margin of Elmington Place and fronts 174 feet 10 inches on the Southerly margin of Gillespie Avenue, and extends back 93 -1/2 feet on the Easterly line and 181 feet 2 inches on the Southerly line to a point of intersection.

Being the same property conveyed to Donna L. Dale as to an undivided one-half (1/2) tenant-in-common interest; and Donna L. Dale as to a life estate in the other undivided one-half (1/2) tenant-in-common interest. The remainder persons of this life estate are Debby Dale Mason, or if she does not survive Donna L. Dale, Melissa West Thompson by Executor's Quitclaim deed from Debby Dale Mason, Executor of the Estate of Perry Dale, Jr., Deceased of record in Instrument No. 20181019-0103743 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 19, 2018.

Further being the same property conveyed to Robert Kincaid by Warranty Deed from Donna L. Dale for and during her lifetime and Debby Dale Mason and Melissa West Thompson of record in Instrument No. 20191011-0104604 Register's Office for Davidson County, Tennessee, dated October 09, 2019 and recorded on October 11, 2019. The said Donna L. Dale does hereby execute this Deed to convey any and all remaining interest she may have in said property.

This is **improved** property known as: **200 Elmington Avenue, Nashville, Tennessee 37205-2503**.

Karen Johnson Davidson County
Batch# 560211 **DEEDQC**
01/25/2021 11:14:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210125-0010517

Witness my hand this the 10th day of January, 2021.

Donna L. Dale
Donna L. Dale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA L. DALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of January, 2021.

Megan Paulus
Notary Public

My Commission Expires: 3/7/23

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This document was executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020