Karen Johnson Davidson County
Batch# 694001 DEEDQC
08/10/2021 01:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210810-0107746

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-186387-WCM

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 051 14 0 024.00

QUITCLAIM DEED

THIS DEED made and entered into on this 28th day of July, 2021, by and between **DAYTON L. HUBNER and ELIZABETH KENDALL A/K/A ELIZABETH K. KENDALL, HUSBAND AND WIFE,** a mailing address of 709 Lemont Drive, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **ELIZABETH K. KENDALL, A MARRIED WOMAN**, a mailing address of 709 Lemont Drive, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 709 Lemont Drive, Nashville, TN 37216

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

DAYTON L. HUBNER

ELIZABETH KENDALL A/K/A ELIZABETH K. KENDALL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, DAYTON L. HUBNER and ELIZABETH KENDALL A/K/A ELIZABETH K. KENDALL, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 20th day of July, 2021.

Kandice Eubanks
Notary Public
My Commission expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 205 ON THE PLAN OF GRA-MAR ACRES, SECTION 7, OF RECORD IN BOOK 2331, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE FOLLOWING:

SUBJECT TO ALL MATTERS AS SHOWN ON THE PLAN OF RECORD IN BOOK 2331, PAGE 80, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2481, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DAYTON L. HUBNER AND ELIZABETH KENDALL AKA ELIZABETH K. KENDALL, HUSBAND AND WIFE FROM ROBERT BRASWELL, MARRIED BY DEED DATED AUGUST 8, 2019 AND RECORDED ON AUGUST 14, 2019, AS INSTRUMENT NUMBER 20190814-0081256.

PARCEL ID NUMBER: 051 14 0 024.00

PROPERTY COMMONLY KNOWN AS: 709 LEMONT DRIVE, NASHVILLE, TN 37216

Certificate of Authenticity

I, Caitlin Rich, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **07/26/2021**.

Date

Affiant Signature

07/26/2021
Date

State of Rhode Island
County of Kent

Sworn to and subscribed before me this **9TH DAY OF AUGUST, 2021**

Notary's Signature

My Commission Expires: 03/30/2024
Date

Notary's Seal (if on paper)

Sarah Murphy
NOTARY
PUBLIC
STATE OF RHODE ISLAND