Karen Johnson Davidson County
Batch# 780734 DEEDQC
12/28/2021 02:30:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211228-0170646

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 28th day of December, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth Glenn Kingdon, Jr, & Sandra Fleming Kingdon 5615 Old Hickory Blvd. Nashville, TN 37218	New Owner	04700011600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Sandra Fleming Kingdon** ("Grantor") does hereby quitclaim and convey unto **Kenneth Glenn Kingdon, Jr., and wife Sandra Fleming Kingdon** ("Grantee"), their heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Tract No. IV on the Jesse Hampton Division of Tract No. 16 on the E. E. Brown lands not of record, described according to a survey by Ralph W. C. Lambert, dated June 22, 1976, and revised July 19, 1976, as follows:

Beginning at an iron pin on the westerly margin of Old Hickory Boulevard; thence in a northeasterly direction N 22° E 150 feet to an iron pin; thence leaving said margin N 72° 30' W 3102.0 feet to an iron pin; thence S 22°W 150 feet to an iron pin; thence S 72° 30' E 3102.0 feet to the point of beginning, and containing 10.68 acres, more or less.

Being the same property conveyed to Sandra Fleming Kingdon by Quitclaim Deed from Kenneth Glenn Kingdon, Jr., dated June 1, 1995 and recorded on June 2, 1995, of record in Record Book 9688, page 884, Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to Sandra Fleming Kingdon by Warranty Deed from Bruce Frank Metcalf and wife, Judy Anne Metcalf, or record in Book 9688, page 870.

Kenneth Glenn Kingdon, Jr. joins this conveyance to convey any and all marital interest he may have.

Being also known as **5615 Old Hickory Boulevard, Nashville, Tennessee 37218.**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2021.

GRANTOR:

Sandra Fleming Kingdon

Kenneth Glenn Kingdon, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sandra Fleming Kingdon** and **Kenneth Glenn Kingdon, Jr.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2021.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY