Karen Johnson Davidson County
Batch# 781553 DEEDQC
12/29/2021 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211229-0171398

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, **Charles M. Kincaid** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Lillian Weist Kincaid, as her sole and separate property,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being a reserved tract on the Plan of Cloverhill Subdivision, Section 8, as of record in Book 2331, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at an iron pin in the easterly boundary of Cloverhill Subdivision, said pin being the northeast corner of Lot 592; thence westerly along the northerly line of Lot 592, 273.2 feet to an iron pin in the easterly margin of Gailwood Lane; thence northerly with the easterly margin of Gailwood Lane around a curve with a radius of 500 feet, 83.34 feet to a concrete monument; thence North 9 degrees 23 minutes east 208.46 feet to an iron pin in the southerly line of Charlton; thence along said line, South 71 degrees 46 minutes east 262.5 feet to a fence post in the westerly line of Hart; thence along said line south 5 degrees 11 minutes west 194.6 feet to the point of beginning, containing 1.49 acres, more or less.

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.

This property is being conveyed in compliance with a Marital Dissolution Agreement dated October 21, 2021.

Being all or part of the same property conveyed to Charles M. Kincaid and Lillian Weist Kincaid herein by Warranty Deed of record at Instrument Number **20131218-0127797** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18 day of **November, 2021.**

Charles M. Kincaid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 18th day of **November, 2021.**

Kristina Cadovec
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/21/2022

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

For recording information only

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.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 18th day of November, 2021.

NOTARY PUBLIC

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES: 12/21/2024

TAX PARCEL NO.:	**096 11 0 043.00**
PROPERTY OWNER:	**Lillian Weist Kincaid**
OWNER'S ADDRESS:	**601 Gailwood Lane, Nashville, TN 37214**
MAIL TAX BILLS TO:	**Lillian Weist Kincaid, 601 Gailwood Lane, Nashville, TN 37214**

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 December 22, 2021 (date of document).

Affiant Signature

12/22/2021
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

My Commission Expires: 3/7/23

JONI PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202112290171398