Karen Johnson Davidson County
Batch# 811013 DEEDQC
02/24/2022 11:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220224-0021131

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Mary Kimble-Adams
152 Lori Lee Drive
Gallatin, TN 37066

Send Tax Bills To
Same

Map-Parcel No.
081 06 0 280.00

Quitclaim Deed by Trustee

Grantor: Mary Kimble-Adams, Trustee of The Adams Kimble Trust, dated January 10, 2001
Grantee: Mary Kimble-Adams

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 36 on the Plan of Cumberland Gardens, Section 8, as of record in Book 3300, page 82, Register's Office for said County, as follows: said Lot No. 36 fronts 53 feet on the easterly side of 26th Ave. North and runs back 52.2 feet on the northerly line and 160 feet on the southerly line to a dead end, measuring 116.7 feet thereon.

Being the same property conveyed to Richard Adams and Mary Kimble-Adams, Trustees of The Adams Kimble Trust, dated January 10, 2001, by deed from Mary E. Kimble, of record at Instrument No. 20010206-0011719, Register's Office for Davidson County, Tennessee. Richard Adams died on March 7, 2011. Mary Kimble-Adams coveys this property as the sole remaining Trustee of The Adams Kimble Trust, dated January 10, 2001.

This is improved property, known as: 1808 26th Avenue North, Nashville, TN 37208.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF ß6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Mary E Kimble-Adams

Mary Kimble-Adams, Trustee
Grantor

State of Tennessee
County of Sumner

On February 14, 2022, before me personally appeared Mary Kimble-Adams, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

____
Notary Public

My commission expires: 9/27/2022

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

____
Mary E. Kimble-Adams, Trustee
Grantee

Sworn to and subscribed before me on February 14, 2022.

____
Notary Public

My commission expires: 9/27/2022

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 February 14, 2022.

____
Signature

2/14/2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 14, 2022

____
Notary's Signature
My Commission Expires: 03/25/2025

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY