Karen Johnson Davidson County
Batch# 887462 DEEDQC
07/12/2022 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220712-0079980

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me this 4th day of April, 2022. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Marie Hope Brownsey Kirkland, Trustee 700 12th Avenue South, Unit 501 Nashville, Tennessee 37203	SAME	118 02 0 163.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edwin Gilbert Kirkland**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to

certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Marie Hope Brownsey Kirkland, Trustee of the CS 701 I Trust dated April 14, 2022**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 14th day of April, 2022.

Edwin Gilbert Kirkland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 14th day of April, 2022.

JEFFREY MOBLEY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 43 on the map of Kirkwood Heights - the W.T. Berry Estate section number three of record in Book 1130, Page 17, Register's Office for said county.

Being the same property conveyed to Edwin Gilbert Kirkland by deed from Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees of the Marie & Edwin Kirkland Living Trust dated June 9, 2017, of record as Instrument No. 20220708-0078927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. All matters shown on the Plan of record in Book 1130, Page 17, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Kirkwood Avenue, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 April 14, 2022.

07-12-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of July, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

