QUITCLAIM DEED

THIS INSTRUMENT PREPARED (SOLELY FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES) BY:
Omar Mossallati, Esq.
2875 Lyncrest Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 887925 DEEDQC
07/12/2022 03:32:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220712-0080221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AUSTIN THOMAS SCALISE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of February, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2021

NEW OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Frank Hooper, Trustee of the Anita Kimbro Family Irrevocable Trust U/A/D January 15, 2015 314 Allen Road Goodlettsville, TN 37072	Amy Gaines 1208 Jones Street Old Hickory, TN 37138	053-03-0043.00

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration receipt and sufficiency of which is hereby acknowledged, I Amy Lynn Gaines, as Executrix of the Estate of Anita Kimbro (as referenced in the certified copy of the probate filings from the Davidson County Probate Circuit Court filed with the Registers Office of Davidson County, Tennessee), hereinafter called the Grantor, have bargained and sold, and by these presents transfer and convey unto Frank Hooper, as Trustee of the Anita Kimbro Family Irrevocable Trust, hereinafter called Grantee, all interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 118, Section "B" Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 67, in Register's Office for Davidson County, Tennessee fronting 76.9 feet on Jones Street, containing 0.23 acres, more or less.

BEING the same property conveyed to Anita S. Kimbro by Erwin L. Gaines and Amy K. Gaines by deed recorded on May 29, 2013, as instrument No. 20130529-0053926 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements (recorded and/or visible), setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstances affecting the title (including, without limitation, encroachments, overlaps or boundary line disputes) that would be disclosed by an accurate and complete land survey and not shown by the Public Records.

This is improved property known as 1208 Jones Street, Old Hickory, TN 37138

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 3rd day of February, 2021.

Amy L. Gaines as Executrix of the Estate of Anita Kimbro, Grantor

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 AMY L. GAINES, the above-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the foregoing instrument, and upon oath acknowledged that they did so freely and voluntarily for the purposes contained.

Witness my hand and official seal this 3rd day of February, 2021

Commission Expires: 9/7/2021

NOTARY PUBLIC

JUSTIN THOMAS SCALISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY