QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
THIS INSTRUMENT PREPARED (SOLELY FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES) BY: Omar Mossallati, Esq. 2875 Lyncrest Drive Nashville, TN 37214	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Amy L. Gaines AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of February, 2022 NOTARY PUBLIC MY COMMISSION EXPIRES: 9/11/2024

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

20220712-0080222

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JOSEPH THOMAS SCALISE

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	Kellie Newbern 1207 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 dated January 15, 2015, 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. 107, Section B, Village of Old Hickory, Fourth Civil District of Davidson County, Tennessee, as shown on plan recorded July 16, 1948 in Book 1424, page 67, in the Register's Office for Davidson County, Tennessee; fronting 57 feet on Jones Street, containing 0.11 acres, more or less.

Being the same property conveyed to Anita Gail Kimbro by Edward E. Smith by deed recorded on November 27, 1979 in Book 5535, Page 914, 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 1207 Jones Street, Old Hickory, TN 37138

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

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 1st 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 1st day of February, 2021

Commission Expires: 9/7/2021

NOTARY PUBLIC

ST. THOMAS SCALISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY