State of Tennessee

Rev. 1343D0B

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson Davidson County
Batch# 915172 DEEDQC
09/12/2022 09:36:09 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220912-0101585

This instrument was prepared by:
Tasha Darice Kirkpatrick Polk
501 Ben Allen Rd Apt 208
Nashville, TN 37216

After recording, mail document and tax statements to:
Tasha Darice Kirkpatrick Polk
1652 Liberty Hill Dr.
Madison, TN 37115
04208015500

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Tasha Polk, Affiant
Subscribed and sworn before me this the
12 Day of Sept, 2022.
A. Hayes, Deputy Register

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 10 day of September, 2022 (the "Effective Date") between Tonia Denise Kirkpatrick, Richard Eugene Kirkpatrick III, Monica Yvette Kirkpatrick, (the "Grantor"), TASHA DARICE KIRKPATRICK POLK individuals whose mailing address is 1652 Liberty Hill Dr., Madison, TN 37115, and Tasha Darice Kirkpatrick Polk (the "Grantee"), an individual whose mailing address is 501 BEN ALLEN RD, Apt 208, Nashville, TN 37216.

WITNESSETH, that the Grantor, for and in consideration of the sum of $0.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot 37 on Plan of Heritage View Subdivision Section Two, of record in Plat Book 7900, page 37
SOURCE OF TITLE: 20030130-0012897

The Property is the homestead of the Grantor.

~~TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.~~ TP

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 10 day of September, 20 22.

Grantor Signature — Tonia Denise Kirkpatrick
Grantor Name

Grantor Signature — Richard Eugene Kirkpatrick III
Grantor Name

Grantor Signature — Monica Yvette Kirkpatrick
Grantor Name

~~**Grantee**~~ Signature GRANTOR — Tasha Darice Kirkpatrick Polk
~~**Grantee**~~ Name GRANTOR

Chelsea Robertson
Witness 1 Signature — Chelsea Robertson
Witness 1 Name (Print)

Moriah Stinson
Witness 2 Signature — Moriah Stinson
Witness 2 Name (Print)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE.

COUNTY OF DAVIDSON.

TONIA DENISE KIRKPATRICK
RICHARD EUGENE KIRKPATRICK III
MONICA YVETTE KIRKPATRICK
TASHA DARICE KIRKPATRICK POLK

On this day, personally appeared before me, _____, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 10th day of Sept, 2022.

Rebecca Coots
Notary's Public Signature

REBECCA COOTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

3/19/25 **(Date)**
My Commission Expires

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 042-B
PARCEL: 155
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Beatrice Kirkpatrick
2407 Chapel Ave.
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 01/30/03 12:50 2pgs
Fees:13.00 Taxes:324.12

20030130-0012897

WARRANTY DEED

THIS INDENTURE, made this 28th day of January, 2003 between

Alisa S. Berry and husband, Chad A. Berry

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Beatrice Kirkpatrick

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 37 on the Plan of Heritage View Subdivision Section Two, of record in Plat Book 7900, page 37, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alisa S. Berry by Warranty Deed from Sidonie H. Pollack and George A. Pollack dated 10/30/2001 of record in Instrument # 20011105-0120978, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.