Karen Johnson Davidson County
Batch# 933960 DEEDQC
10/26/2022 03:39:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221026-0116158

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
1103 Holly Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT, Bobby L. Kincade Sr.

NATALIE KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 25th day of October, 2022

NOTARY PUBLIC

My Commission Expires: 10/05/2025

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Roslyn L. Kincade 4804 Hickory Way Antioch, Tennessee 37013	Same as New Owner	Map 91-8 Parcel 94.00

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Bobby L. Kincade, Sr. ("Grantor") this day have bargained and sold, and hereby quitclaim, convey and transfer unto Roslyn L. Kincade ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 72, on the Map of L. H. Davis Subdivision of Lot No. 41 in the Clifton Plan, as of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 50 feet on the Westerly side of 42nd Ave North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Bobby L. Kincade, Sr. by Warranty Deed in Instrument Number 20020528-0064398 recorded on the 28h day of May, 2002 in the Register's Office for Davidson County, Tennessee.

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

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **1023 42nd Ave North, Nashville, TN 37209**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 25th day of October, 2022.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Bobby L. Kincade, Sr. with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that he executed this instrument for the purposes stated in the instrument. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 25th day of October, 2022.

Bobby L. Kincade, Sr.

NOTARY PUBLIC

My Commission Expires: 10/05/2025

