Prepared by and Return to:
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Karen Johnson Davidson County
Batch# 946294 DEEDQC
11/30/2022 03:24:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221130-0125561

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Kentucky South Properties LLC **4504 Kentucky Ave.** **Nashville, TN 37209**	**Same**	**91-08** **186.00, 187.00 & 338.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JAMES TURNER TALLEY, an unmarried man (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto KENTUCKY SOUTH PROPERTIES LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to the following described property located in Davidson County, Tennessee, as more particularly described as follows:

TRACT NO. I AND II

Land in Davidson County, Tennessee, being Lot No. 38 and 39, on the unrecorded Plan of the Subdivision of the Beatrice Lockhart Property, in the old 25th Ward of the City of Nashville and described according to a copy of a survey thereof made by S.R. Sandford, Civil Engineer, dated December 14, 1932, as follows:

Said Lot No. 38 fronts 50 feet on the southerly margin of Kentucky Avenue and extends back between parallel lines 155 feet to an alley.

Said Lot No. 39 fronts 50 feet on the southerly margin of Kentucky Avenue and extends back between parallel lines 155 feet to an alley.

TRACT NO. III

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Gibson Subdivision, of record in Book 8250, Page 285, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

All being the same property conveyed to James Turner Talley, by Warranty Deed dated June 27, 2013, from Robert B. Sneed, Jr., a married man, of record as Instrument No. 20130702-0068195, in the offices of the Register of Deeds for Davidson County, Tennessee. Said Warranty Deed having been executed by Robert B. Sneed, Jr. and his wife, Glenda Gibson Sneed.

This property is known as 4411 Kentucky Avenue, Nashville, Davidson County, Tennessee 37209.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 16TH day of NOVEMBER, 2022.

GRANTOR:

James Turner Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa K. Binkley, a Notary Public of this County, JAMES TURNER TALLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 16 day of November, 2022.

TERESA K. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY-07-2024

Teresa K. Binkley
Notary Public
My Commission Expires: 5-7-2024

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00. NO RECORDATION TAX IS DUE PURSUANT TO T.C.A. § 67-4-409(D).

By: James Turner Talley
James Turner Talley, Affiant

Sworn and subscribed to before me this 16 **day of** November **2022.**

My Commission Expires: 5-7-2024

Teresa K. Binkley
Notary Public

