Karen Johnson Davidson County
Batch# 969532 DEEDQC
02/10/2023 02:44:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230210-0010008

This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
KMGB Holdings Inc. 1601, 1601 A & B 16th Avenue North Nashville, TN 37208	SAME AS NEW OWNER	081-11-0-592.00 081-11-0-594.00 081-11-0-284.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WHEREAS, this Quitclaim Deed is being recorded to remove ambiguities contained in prior deed of record in Instrument No: 20200211-0015671, Register's Office for Davidson County, Tennessee. Now therefore;

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **DENISE R. JOHNSON**, UNMARRIED, (the "Grantor"), by these presents does transfer and convey unto the said **KMGB HOLDINGS INC., a Tennessee for profit corporation,** (the "Grantee"), its successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHBIT "A"

Being also known as: 1601, 1601 A & B 16th Avenue North, Nashville, TN 37208

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The legal description contained herein is the exact same as in the prior deed.

[Remainder of the page is intentionally left blank]

WITNESS, this 9th day of February, 2023

Denise R. Johnson

By: Joseph L. Lackey, III, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of February, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph L. Lackey, III**, as Attorney in Fact to me known to be the person who executed the foregoing instrument on behalf of **Denise R. Johnson** and acknowledged that she executed the same as the free act and deed of the said **Denise R. Johnson**.

Witness my hand and official seal on this the 9th day of February, 2023.

Notary Public

Commission Expires: 9-7-26

GRADY P. VAUGHN III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:
Land in Davidson County, Tennessee, being the Southerly 35 feet of Lot No. 337 on the Plan of DT McGavock, and Others Second Addition, as of record in Plat Book 21, Page 41, to which plan reference is hereby made for a more complete and accurate property description and described according to a survey of E. L. Miller, Jr., October 11, 1966.

Said part of said lot fronts 35 feet on the West side of 16th Avenue North and runs back between parallel lines along the Northerly margin of Cockrill Street 170 feet to an alley.

Being also known as 1601 16th Avenue North, Nashville, Tennessee 37208.

Parcel II:
Land in Davidson County, Tennessee, being the North 35 feet of the South 70 feet of Lot No. 337 on the Plan of DT McGavock and Others Additions, as of record in Plat Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 35 feet on the West side of 16th Avenue North and runs back between parallel lines to and 35 feet North of Cockrill Street 170 feet to an alley.

Being also known as 1601 A 16th Avenue North, Nashville, Tennessee 37208.

Parcel III:
Land in Davidson County, Tennessee, being the Northerly 30 feet of Lot No. 337 on the Plan of DT McGavock and Others Additions, as of record in Plat Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 30 feet on the Westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being also known as 1601 B 16th Avenue North, Nashville, Tennessee 37208.

Joseph L. Lackey, III executes this instrument as Attorney-in-Fact on behalf of Denise R. Johnson, pursuant to the Power of Attorney recorded in Instrument No. 20200211-0015670, Register's Office for Davidson County, Tennessee.

ALL BEING the same property conveyed to KMGB Holdings, INC., of record in Instrument No. 20200211-0015671, Register's Office for Davidson County, Tennessee.

As to Parcel I:

Previously BEING the same property conveyed to William Johnson and wife, Bertha Johnson by Warranty deed from Emma Jackson, unmarried of record in Book 6071, page 886, Register's Office for Davidson County, Tennessee, dated May 27, 1983 and recorded on June 09, 1983.

and Previously BEING the same property conveyed to William Johnson and Denise R. Johnson, an unmarried woman, as joint tenants with the Right of survivorship by Quitclaim deed from William Johnson, an unmarried man of record in Instrument No. 20190222-0016175 Register's Office for Davidson County, Tennessee, dated January 20, 2019 and recorded on February 22, 2019.

As to Parcel II:

Previously BEING the same property conveyed to William Johnson and wife, Bertha R. Johnson by Installment deed from Gilbert Lee Cohen and Sara K. Cohen of record in Book 5086, Page 731, Register's Office for Davidson County, Tennessee, dated November 01, 1976 and recorded on November 11, 1976. The said Bertha Johnson is now deceased.

As to Parcel II:

Previously BEING the same property conveyed to William Johnson and wife, Bertha R. Johnson by Installment deed from Phil Cohen and Gilbert Lee Cohen of record in Book 4069, Page 994, Register's Office for Davidson County, Tennessee, dated October 15, 1966 and recorded on October 20, 1966. The said Bertha Johnson is now deceased.