This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 976936 DEEDQC
03/03/2023 02:37:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230303-0015459

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Kimball Tennessee Community Property Trust 4509 Price Circle Road Nashville, TN 37205	Same	103-10-0-071

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **GARY KIMBALL and CARROLL KIMBALL**, husband and wife ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **GARY ROBERT KIMBALL, III** and **CARROLL EDWARDS KIMBALL,** as the Co-Trustees of the **KIMBALL TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hillwood Estates, Section One, of record in Book 1835, Page 117, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Together with that certain Declaration of Perpetual Easement recorded in Instrument No. 20210128-0012830, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Gary Kimball and Carroll Kimball, husband and wife, by Warranty Deed from Doug Lawrence and Carolyn Lawrence, husband and wife, by Warranty Deed of record in Instrument No. 20210128-0012831, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 17th day of February, 2023.

Carroll Kimball
Affiant

Notary Public

My Commission Expires: _____

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 4509 Price Circle Road, Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 17th day of February, 2023.

Gary Robert Kimball
GARY KIMBALL

Carroll Kimball
CARROLL KIMBALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY KIMBALL and CARROLL KIMBALL, husband and wife, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of February, 2023.

Notary Public

My Commission Expires: _____

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026