File No. **0121-013**

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 978300 **DEEDQC**
03/08/2023 02:27:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230308-0016794

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-10-26

(AFFIX SEAL)

JENNIFER AUSKALA NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SMITH

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Kendig and Jeffrey A. Kendig	**SAME AS OWNER**	MAP **053**
(NAME) **PO Box 160162**	(NAME)	GROUP **03 0**
(ADDRESS) **Nashville, Tennessee 37216**	(ADDRESS)	PARCEL **159.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeffrey C. Kendig, a single man

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey C. Kendig, a single man and Jeffrey A. Kendig, a marriede man as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being Lot No. 36-24 on the Plan of Section C Revised Plan of lots between Dodson and Debow Streets, Village of Old Hickory, Tennessee as of record in Book 1835, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey C. Kendig by Warranty Deed from Jack Kinle, III, a single man, dated January 22, 2021 and filed of record January 27, 2021 in Intrument No. 20210127-0012017, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Kinle, III, by Quitclaim Deed from William K. Bean and Tyler N Bean, dated November 12, 2020 and filed of record in Instrument No. 20201208-0142746, in the Register's Office for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) **2022** taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as **1301 Debow Street, Nashville, Tennessee 37138**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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

WITNESS my hand and official seal at office this 7th day of March 2023.

Jeffrey C. Kendig

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Personally appeared before me, Jeffrey C. Kendig, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March 2023.

NOTARY PUBLIC

My Commission Expires: 7-17-2024

JENNIFER A. SMALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SMITH

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.