Karen Johnson Davidson County
Batch# 992826 DEEDQC
04/17/2023 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230417-0027971

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Xavela S McKibbens
AFFIANT

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

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
Darrius L. McKibbens, et al.
3601 Fairmeade Drive
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

Map & Parcel: 058-01-0-017.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Xavela S. McKibbens, unmarried**, Grantor, does hereby quitclaim and convey all of her undivided right, title and interest, to the hereinafter described property to **Darryl L. McKibbens and wife, Felicia S. McKibbens and Darrius L. McKibbens, unmarried, as joint tenants with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Fairmeade Acres Subdivision of record in Book 3700, Page 52, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Darryl L. McKibbens and wife Felicia S. McKibbens, Darrius L. McKibbens, unmarried, and Xavela S. McKibbens, unmarried, as joint tenants with right of survivorship, from Darrius L. McKibbens, by Quitclaim Deed, of record in Instrument No. 20210716-0095651, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 3601 Fairmeade Drive, Nashville, Tennessee 37218.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 17th day of April, 2023.

Xavela S. McKibbens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Xavela S. McKibbens, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 17th day of April, 2023.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 17, 2023.

J. Carlton Drumwright

4/17/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 4/17/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY