NEW OWNER:
JOHNNY W. KINCAID, TRUSTEE, ET AL
4303 LAVERGNE COUCHVILLE PIKE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO. mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 1026904 DEEDQC
07/17/2023 11 13.48 AM 3 pgs
Fees $17 00 Taxes $0 00

20230717-0054649

Map & Parcel No.: 16500008900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JOHNNY W. KINCAID, married**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **JOHNNY W. KINCAID AND ANITA D. KINCAID, TRUSTEES OF THE JOHNNY W. AND ANITA KINCAID LIVING TRUST, DATED MAY 9, 2023, AND ANY AMENDMENTS THERETO**, their successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in the 2nd Civil District of DAVIDSON County, Tennessee and being bound and described as follows, to-wit:

Being Tract No. 4 as shown on a survey made by Gary R. Cummings, Surveyor, dated July 11, 1966, more particularly described as follows:

Beginning at a point in the easterly margin of Lavergne-Couchville Road, said point being 320 feet in a southerly direction along the easterly margin of Lavergne-Couchville Road from the property conveyed to Jerry T. Beech and wife, Tomy C. Beech, as of record in Book 4041, Page 281, Register's Office for Davidson County, Tennessee; thence South 86 deg. East, a distance of 820.0 feet to a point; thence South 5 deg. West, a distance of 160.0 feet to a point; thence North 86 deg. West, a distance of 820.0 feet to a point in the easterly margin of Lavergne-Couchville Road; thence along the easterly margin of Lavergne-Couchville Road North 5 deg. East, a distance of 160.0 feet to the point of beginning, said tract being designated as Tract No. 4.

Being the same property conveyed to Johnny W. Kincaid by Installment Deed from W.E. Sanders and wife, Nola Sanders, dated June 2, 1967, and of record in Book 4137, Page 487, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property more particularly known as: 4303 LAVERGNE COUCHVILLE PIKE, ANTIOCH, TENNESSEE 37013.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

AND I, ANITA D. KINCAID, for the above consideration, do hereby join in this conveyance and by these presents do hereby transfer and convey unto JOHNNY W. KINCAID AND ANITA D. KINCAID, TRUSTEES OF THE JOHNNY W. AND ANITA KINCAID LIVING TRUST, DATED MAY 9, 2023, AND ANY AMENDMENTS THERETO, their successors and assigns, all of my right, title, interest and claim which I may have in and to the above-described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURES hereto this 9th day of May, 2023.

Johnny W. Kincaid

JOHNNY W. KINCAID

Anita D Kincaid

ANITA D. KINCAID

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHNNY W. KINCAID and ANITA D. KINCAID**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of May, 2023.

James Addison Barr

NOTARY PUBLIC

JAMES ADDISON BARR JR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10-30-2024

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 9th day of May, 2023.

NOTARY PUBLIC

JAMES ADDISON BARRY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10-30-2024