Karen Johnson Davidson County
Batch# 1033850 DEEDQC
08/02/2023 02 17 46 PM 4 pgs
Fees $22 00 Taxes $0 00
20230802-0059749

This instrument was prepared by:
W. Patrick Smith
Attorney at Law
P.O. Box 555
Ashland City, Tennessee 37015

NAME / ADDRESS NEW OWNER:
Laura Kimbro
4311 Stenberg Rd.
Whites Creek, TN 37189

SEND TAX BILLS TO:
~~AmSouth~~
~~2050 Parkway Office Circle~~
~~Birmingham, AL 35244~~
same

MAP: 039-00-0
PARCEL: 048.00

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the provisions of the Marital Dissolution Agreement being part of a Final Decree of Divorce entered by the Circuit Court of Davidson County, Tennessee, in the cause of ***Laura Kimbro vs. Richard Kimbro, Jr., Docket No. 23-D-364***, I, **Richard M. Kimbro, Jr.**, hereinafter called "Grantor", by these presents do hereby quitclaim all of my interest unto **Laura L. Kimbro**, hereinafter called "Grantee", her heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

(See Exhibit A)

BEING the same property conveyed to Laura L. Kimbro and Richard M. Kimbro, Jr., by Quitclaim Deed from Laura L. Kimbro in Instrument# 20051018-0125655, recorded on 10/18/2005 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4311 Stenberg Rd., Whites Creek, TN 37189.

This is the same description as in the previous deed of record.

This deed was prepared without the benefit of a title search.

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

WITNESS my hand this 2 day of August, 2023.

Richard M. Kimbro, Jr.

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STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard M. Kimbro, Jr.**, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person executing this instrument), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1 Public Sq, Nashville, Tn 37201

this 2nd day of August 2023.

Notary Public

JEFFREY A. KIENER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/1/2024

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STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer is: EXEMPT pursuant to Tenn. Code Annotated § 67-4-409(a)(1)(C)(v).

Affiant

Subscribed and sworn to before me, this 2ND day of August, 2023.

Notary Public

My Commission Expires: 5/7/2024

JEFFREY A. KIENER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY C.J. CARNEY, SURVEYOR, DATED FEBRUARY 25, 1959, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF STENBERG ROAD, SAID POINT BEING OPPOSITE THE CENTER LINE OF AN OLD ROAD; THENCE WITH THE CENTER LINE OF STENBERG ROAD, NORTH 54 DEG. EAST 214.6 FEET TO A POINT; NORTH 48 DEG. EAST 268 FEET TO A POINT, BEING A SPIKE 177 FEET SOUTHWEST FROM DRY FORK ROAD; THENCE SOUTH 3 DEG 30' WEST 340 FEET ALONG THE WEST MARGIN OF LANIUS PROPERTY AND ALONG THE EAST LINE OF CAPS INGRESS AND EGRESS ROADWAY, TO A POINT IN THE CENTER OF CARNEY BRANCH; THENCE WITH THE CENTER OF SAME NORTH 84 DEG. 32' WEST 205.9 FEET TO A POINT; THENCE LEAVING SAID BRANCH AND CROSSING SAID OLD ROADWAY, NORTH 84 DEG. 30' WEST 149.1 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LAURA L. ENNIS, AN UNMARRIED PERSON BY DEED FROM THERESA LEIGH MURASKY, AN UNMARRIED PERSON, RECORDED THE 16TH DAY OF FEBRUARY, 1999, IN BOOK 11341, PAGE 594, AND RE-RECORDED THE 9TH DAY OF APRIL, 1999, IN BOOK 11425, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LAURA L. ENNIS HAVING SINCE MARRIED AND NOW KNOWN AS LAURA L. KIMBRO.