Karen Johnson Davidson County
Batch# 1036108 DEEDQC
08/08/2023 01:33:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230808-0061458

THIS INSTRUMENT PREPARED BY:

Lyndsay C. Smith, Esq.
Smith, PLC
311 22nd Ave. N.
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Wesley Kennedy and Nancy Kennedy 2808 Tyne Boulevard Nashville, Tennessee 37215	Same	Map 130-15 Parcel 90

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $0.

Affiant

LYNDSAY C. SMITH TENNESSEE NOTARY PUBLIC My Comm Exp. January 8, 2024 COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO before me this 8th day of August, 2023.

Notary Public

My Commission Expires: 1/8/24

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, the undersigned, Wesley Kennedy, owner in fee simple, do hereby quitclaim and convey unto Wesley Kennedy and Nancy Kennedy, as tenants by the entirety, and their heirs and assigns, all of my right, title, and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 6 of Block "C" on the Map of Tyne Meade, Section 3, as of record in Book 1424, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 201 feet on the northerly side of Tyne Boulevard, and runs back between lines 215 feet to a dead line, on which it measures 209.6 feet.

Being the same property conveyed to Wesley L. Kennedy by deed from Verna Crockarell, unmarried, of record at Instrument No. 20030116-0007004 in the Register's Office for Davidson County, Tennessee.

Said improved property is known as 2808 Tyne Boulevard, Nashville, TN 37215.

This conveyance is made subject to all matters of record on Plat Book 1424, page 13, said Register's Office, and restrictive covenants of record in Book 1489, page 471, said Register's Office.

WITNESS our hands this 8th day of August, 2023.



Nancy Kennedy

Wesley Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared NANCY KENNEDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of August, 2023.

Notary Public

My Commission Expires:

1/8/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared WESLEY KENNEDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of August, 2023.

Notary Public

My Commission Expires:

1/8/24

LYNDSAY C. SMITH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 8, 2024
COUNTY OF DAVIDSON