# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1038158 DEEDQC
08/14/2023 03 05 07 PM 2 pgs
Fees $12 00 Taxes. $0.00

20230814-0063206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: 6-8-2027
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Karen Pendley Kuykendall** | **Same** | |
| (NAME) | (NAME) | **11704003100** |
| **1505 Beechwood Ave.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37212** | | |
| (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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**GLEN ROARK KUYKENDALL** ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**KAREN PENDLEY KUYKENDALL** ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**BEING THE EASTERLY 50 FEET OF LOT NO. 92 ON THE BELMONT LAND COMPANY'S PLAN OF LOTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID PART OF LOT NO. 92 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BEECHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 188 FEET TO AN ALLEY.**

**BEING THE SAME PROPERTY CONVEYED TO GLEN ROARK KUYKENDALL AND WIFE, KAREN PENDLEY KUYKENDALL, BY QUITCLAIM DEED FROM GLEN KUYKENDALL, OF RECORD IN INSTRUMENT NUMBER 20141107-0103046, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. GLEN ROARK KUYKENDALL AND GLEN KUYKENDALL ARE ONE AND THE SAME PERSON.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **1505 Beechwood Avenue, Nashville, Tennessee 37212**

Witness our hands this the 8th day of August, 2023.

GLEN ROARK KUYKENDALL

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLEN ROARK KUYKENDALL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 8th day of August, 2023

Notary Public
My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON