QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1080496 DEEDQC
12/11/2023 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231211-0095329

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Barry C. Kimbro
Affiant

Subscribed and sworn to me on Dec. 9, 2023.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Barry C. Kimbro 1648 Glenridge Drive Nashville, TN 37221	Same as New Owner	142 13 0A 091.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Gabriel Kemp, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Barry C. Kimbro, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Riverside, Phase I, a planned unit development, as of record in Book 7900, Page 556, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Deborah A. Kemp by Quitclaim Deed from Ian F. Kemp recorded May 20, 2003, in Instrument No. 20030520-0068850, in the Register's Office or Nashville County, Tennessee.

Deborah A. Kemp has since died. See Affidavit of Heirship dated November 13, 2023, of record in Instrument No. 202312110095328, Register's Office for Davidson County, Tennessee.

Deborah A. Kemp and Deborah Kimbro were one and the same person.

This is improved property, known as 1648 Glenridge Drive, Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Dec. 9th, 2023

Gabriel Kemp

STATE OF TN

COUNTY OF Davidson

On Dec. 9, 2023, before me personally appeared Gabriel Kemp, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Dec. 9th, 2023.

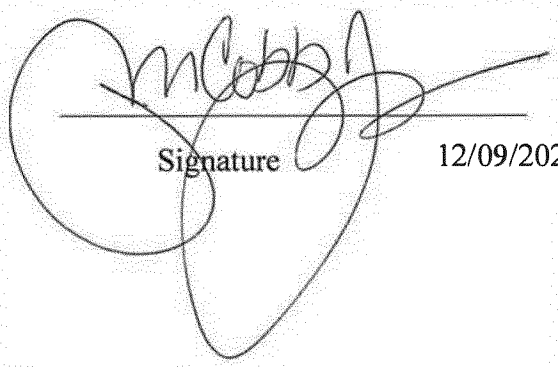
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **December 9**, 2023.



Signature 12/09/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

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



Notary's Signature

My Commission Expires: 9-8-2025

