Karen Johnson Davidson County
Batch# 1081548 DEEDQC
12/13/2023 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231213-0096186

QUITCLAIM DEED

This document is prepared by Katie L Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

Address of New Owner(s)	Send Tax Bill to	Group/Parcel Numbers
Charles Kimbrough, Trustee	Charles Kimbrough	Map 119-5
105 Elberta Street	105 Elberta Street	Parcel 242
Nashville, TN 37210	Nashville, TN 37210	6DA-14539

GRANTOR: Charles Kimbrough, an unmarried man.

GRANTEE: Charles Kimbrough, Trustee of the Charles Kimbrough Living Trust dated November 22, 2023, and any amendments thereto.

STATE OF TENNESSEE

COUNTY OF Rutherford

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Charles Kimbrough
Affiant

Subscribed and sworn to before me, this date: Nov 22 2023

Notary Public

My Commission Expires: 04/19/2025

I hereby QUITCLAIM to Charles Kimbrough, Trustee, or their successors in interest, of the Charles Kimbrough Living Trust dated November 22, 2023, and any amendments thereto, all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee, being Lot No. 135 and the westerly 15 feet of Lot No. 136 on the Map of Subdivision of Lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6, Cumberland Nurseries, as of Record in book 332, page 148, Register's Office for Davidson County, Tennessee.

Said Lots front together 65 feet on the southerly side of Elberta Street and extend back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Charles Kimbrough and Margaret A. Malone Kimbrough, a married couple, by Quitclaim Deed from Margaret Ann Malone Kimbrough, dated August 17, 1981, of record in book 5789, page 285, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Kimbrough by Quitclaim Deed from Margaret A. Kimbrough (nee Malone) on April 12, 1999, of record in book 11434, page 914, and re-recorded in book 11477, page 746, Register's Office for Davidson County.

THIS IS IMPROVED PROPERTY KNOWN AS 105 ELBERTA STREET, NASHVILLE, TN 37210.

Note 1: The Grantor and the Grantee are the same person.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the Grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.
Note 3: This property description was obtained from public record and was not verified by survey or title search.

Witness my hand on the 22 day of November 2023.

Charles Kimbrough

GRANTOR: Charles Kimbrough

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Kathe L Clark, a Notary Public in and for said County and State, the within named Charles Kimbrough, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Grantor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Lavergne, Tennessee on Nov 11 2023.

Notary Public

My Commission Expires: 04/19/2025

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Misty D. Dickmeyer, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original deed executed on November 22, 2023.

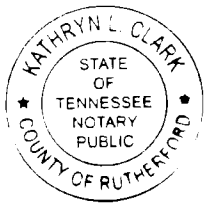
Name: Misty D. Dickmeyer

Date 12/12/2023

STATE OF Tennessee

COUNTY OF Rutherford

Sworn to and subscribed before me on 12/12/2023.



Notary Public: Kathryn L. Clark

My Commission Expires: 04/19/2025

Prepared by: The Law Offices of Charles R. Frazier
5258 Murfreesboro Road, LaVergne, TN 37086
(615) 267-0125