This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 1st Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1093845 DEEDQC
01/25/2024 07:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Gary Kinder and Stacie Kinder 5114 Prince Phillip Cove Brentwood, TN 37027	Same	173-09-0A-520.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Carol J. Kinder**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Gary Kinder** and **Stacie Kinder,** husband and wife, **("Grantees")**, their heirs, successors, and assigns. The real estate is described as follows:

Land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 441 on the Plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

Being the same property conveyed to **Gary Kinder** and **Stacie Kinder,** husband and wife, and **Carol J. Kinder** from **Gary Kinder** and **Stacie Kinder,** husband and wife, by quitclaim deed, instrument number 20091002-0091608 of record in the Davidson County Register of Deeds Office.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF Missouri
COUNTY OF St. Lois

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 22nd day of December, 2023.

Carol Kinder
Affiant

GIANNA L. ZILM
Notary Public - Notary Seal
Warren County - State of Missouri
Commission Number 13672469
My Commission Expires May 15, 2025

Notary Public My Commission Expires: 05-15-2025

This is improved property known as 9014 Rigden Mill Drive, Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 22nd day of December, 2023.

Carol Kinder
Carol J. Kinder, Grantor

STATE OF Missouri
COUNTY OF St. Lois

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol J. Kinder, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of December, 2023.

Notary Public My Commission Expires: 5-15-2023

GIANNA L. ZILM
Notary Public - Notary Seal
Warren County - State of Missouri
Commission Number 13672469
My Commission Expires May 15, 2025

Certificate of Authenticity

I, Sarah Arick, do hereby make 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 document executed on December 22, 2023 and authenticated according to law on July 1, 2021.

Date: 01/24/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on January 24, 2024.

Notary Public: R. Whitney Boyd
My Commission Expires: 03/03/2026

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027