This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1096083
01/30/2024 03:05:11 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240130-0006591

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
KMG Enterprise Inc P.O. Box 331632 Nashville, TN 37203	Same	081-16-416.00

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

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Keisha Marie Gardner,** (the "Grantor"), by these presents does transfer and convey unto **KMG Enterprise Inc** (the "Grantee"), its successors and assigns, all of her right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 223 and part of Lot No. 222 in Harding's Second Addition to Nashville, a plan of which is of record in Plat Book No. 21, page 58, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 223 fronts fifty and nine-tenths (50.9) feet on the south side of Jefferson Street, and runs back, southerly, between parallel lines, to a fifteen (15) foot alley, upon which it measures fifty (50) feet; the westerly boundary line of this lot measures two hundred and twenty-eight (228) feet, more or less, and the easterly boundary line thereof measures two hundred and eighteen (218) feet, more or less.

Said part of said Lot No. 222 (which lies immediately west or westerly of, and adjoins, the aforesaid Lot No. 223) comprises all of said Lot No. 222, with the exceptions of, and excluding therefrom, all those parts or portions of this lot which, heretofore have been conveyed out of the same, by deed dated September 29, 1905, from Rhoda Crawford to I. Griffin and wife, Lillie Griffin, recorded in Book No. 318, page 549, said Register's office; and also by deed dated July 31, 1909, from William Royster, Peter Royster and others to R.F. Boyd recorded in Book No. 387, page 124, said Register's office.

Being the same property conveyed to Keisha Marie Gardner by Deed from Gregory L. Beard, of record in Instrument No.: 20240111-0002372, Scrivener's Affidavit of record in Instrument No. 20240125-0005120, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deeds.

Being also known as: **1503 Jefferson Street, Nashville, TN 37208**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this day of 26th day of January, 2024.

Keisha Marie Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keisha Marie Gardner** 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 26th day of January, 2024.

Notary Public

My Commission Expires: _____

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me this 26th day of January, 2024.

NOTARY PUBLIC

My Commission Expires: _____

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024