Karen Johnson Davidson County
Batch # 1097534 DEEDQC
02/02/2024 01:09:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240202-0007547

This Instrument Prepared by
And Return To:
Samuel C. Wright
Mockingbird Law Group, PLLC
P.O. Box 282218
Nashville, TN 37228

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective as of the 13 day of December, 2023, by and between **CYNTHIA DUNNE** (hereinafter called "Grantor") and **1951 KIMBARK LLC** (a limited liability company organized under the laws of the State of Tennessee) (hereinafter called "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, quit claim and convey unto Grantee all of her right, title and interest in and to the following described real estate, situated and being in the County of Shelby, State of Tennessee, to-wit:

> Certain real property situate Davidson County, Tennessee, and described as follows, to-wit:
>
> Being Unit B of Homes at 1949 Kimbark Drive as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1949 Kimbark Drive, a Horizontal Property Regime with Private Elements of record in Instrument No 20191031-0112067, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20230823-0065833 in the Register's Office of Shelby County, Tennessee. This is improved property known as 1951 Kimbark Drive, Nashville, TN 37215.

WITNESS the execution of this instrument by Grantor effective as of the day and year first above written.

Cynthia Dunne

STATE OF TENNESSEE:
COUNTY OF ~~SHELBY:~~ Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Cynthia Dunne, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13 day of December, 2023.

Notary Public

ETHAN J. HILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027

My Commission expires: 07/17/27

THIS QUIT CLAIM DEED IS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

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STATE OF Tennessee, COUNTY OF Williamson:

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 13 day of December, 2023.

Notary Public

My Commission Expires:
07/17/27

ETHAN J. HILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027

Name and Property Address of Owner and Mail Tax Bills to:

1951 Kimbark LLC
201 Pearl St.
Franklin, TN 37064

Property Address:
1951 Kimbark Drive
Nashville, TN 37215

Tax Parcel No. 131 02 3H 002.00-CO