Karen Johnson Davidson County
Batch# 1098813 DEEDQC
02/07/2024 01:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240207-0008722

I, CAROL E. LECA , 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.

Carol E Leca

CAROL E LECA

State of Rhode Island
County of Kent

On this 7 day of February 2024, Carol E. Leca personally appeared before me, DENA ROBINSON, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dena M. Robinson

Notary's Signature
MY COMMISSION EXPIRES:
Notary's Seal

DENA M. ROBINSON
NOTARY
PUBLIC
STATE OF RHODE ISLAND

CR-23-1792-TN

File No: CR-23-1792-TN

After Recording, Send to:
Res-Title Inc.
175 Metro Center Blvd. #4
Warwick, RI 02886

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
KMG Enterprise, Inc, 1511 and 1513 Jefferson Street, Nashville, TN 37208

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 081 15 0 603.00 AND 081 15 0 632.00

QUITCLAIM DEED

Keisha Gardner AKA Keisha Marie Gardner, unmarried, ("Grantor"), of **1511 and 1513 Jefferson Street, Nashville, TN 37208**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **KMG Enterprise, Inc,** ("Grantee"), whose tax mailing address is **1511 and 1513 Jefferson Street, Nashville, TN 37208,** with quitclaim covenants, her interest in the following described real estate:

TRACT 1

Being part of lot no. 220 in Harding's second addition to Nashville, Tennessee, a plan of which is of record in book 21, page 58, register's office for Davidson County, Tennessee.

said part of said lot no. 220 fronts 50.9 feet on the southerly side of Jefferson Street, and extends back from said Jefferson Street, to the dividing line 121 1/2 feet and refers to book no. 380, page 368 of the register's office for Davidson County, Tennessee.

Being the same property conveyed to Keisha Gardner by Deed of record in instrument No.: 20240111-0002373, Register's Office for Davidson County, Tennessee

TRACT I I

Being part of lots 219 and 220 (the said lots were combined in 1988) in Harding's Second Addition to Nashville, Tennessee, a plan which is of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 219 and 220 are 102 feet on the southerly side of Jefferson Street, and extends back from said Jefferson Street to the dividing line 137 feet being .29 of an acre, and refers to Book No. 380, Page 368 of the Register's office for Davidson County Tennessee.

Being the same property conveyed to Keisha Gardner by Deed of record in instrument No.: 20240111-0002373, Register's Office for Davidson County, Tennessee

PROPERTY ADDRESS: 1511 AND 1513 JEFFERSON STREET, NASHVILLE, TN 37208

PARCEL ID: 081 15 0 603.00 AND 081 15 0 632.00

Parcel ID: 081 15 0 603.00 AND 081 15 0 632.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on February 5th, 2024.

Keisha Gardner AKA Keisha Marie Gardner

Keisha Gardner AKA Keisha Marie Gardner

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Keisha Gardner AKA Keisha Marie Gardner**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of Feb, 2024.

Notary Public

My Com Exp 09/02/24



STATE OF TN
COUNTY OF Davidson

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

Kerlee Gardner AKA Kerlee Marie Gardner
Affiant

Subscribed and sworn to before me on this the 5 day of February, 20 24.

Notary Public

My Commission Expires: 09/02/24

SEAL

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ RHODE ISLAND
COUNTY OF ~~DAVIDSON~~ KENT

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

Lauren Kitchin
Affiant

Subscribed and sworn before me, this 7TH day of February, 20 24.

Dena M. Robinson
Notary

Comm. ex: 7/18/2025

DENA M. ROBINSON
NOTARY
PUBLIC
STATE OF RHODE ISLAND