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
Roslyn Kincade, Trustee	Roslyn Kincade	Map 91-8 Parcel 94. 00
1023 42nd Ave. N.	1023 42nd Ave. N.	
Nashville, TN 37209	Nashville, TN 37209	

GRANTOR: Roslyn Kincade, an unmarried individual.

GRANTEE: Roslyn Kincade, Trustees of the BLK Living Trust dated November 1, 2023 and any amendments thereto.

STATE OF TENNESSEE

COUNTY OF Rutherford

The Actual Consideration for this transfer is: No Monetary Consideration

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

Affiant

Subscribed and sworn to before me, this date: Jan 3 2024

Notary Public

My Commission Expires: 04/19/2025

We hereby QUITCLAIM to Roslyn Kincade, Trustee, or their successors in interest, of the BLK Living Trust dated November 1, 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. 72, on the Map of L. H. Davis Subdivision of Lot No. 41 in the Clifton Plan, as of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 50 feet on the Westerly side of 42nd Ave North and runs back between parallel lines 150 feet to an alley.

Karen Johnson Davidson County
Batch # 1103458 DEEDQC
02/22/2024 09:35:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240222-0012115

Being the same property conveyed by Bobby L. Kincade, Sr. by Quitclaim Deed in Instrument Number 20020528-0064398 recorded on the 28th day of May, 2002 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roslyn L. Kincade by Warranty Deed from Bobby L. Kincade, Sr. in Instrument Number 20221026-0116158 recorded on the 25th day of October, 2022 in the Register's Office for Davidson County, Tennessee.

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

THIS IS IMPROVED PROPERTY KNOWN AS 1023 42ND AVE NORTH, NASHVILLE, TN 37209.

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 3 day of January 2023.

GRANTOR: Roslyn Kincade

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Kathryn L Clark, a Notary Public in and for said County and State, the within named Roslyn Kincade, 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 January 3 2023.

Notary Public

My Commission Expires: 04/19/2025

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