This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1141063 DEEDQC
05/31/2024 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240531-0040316

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Robert Kirkpatrick & Patricia Santiago 531B Moore Avenue Nashville, TN 37203	Same	105-07-3D-002.00

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, Robert S. Kirkpatrick ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of Grantor's rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Robert S. Kirkpatrick and wife, Patricia Santiago, as tenants by the entirety, their heirs, successors, and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Unit B, Homes at Moore Avenue, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160527-0053829 in the Register's Office, Davidson County, Tennessee to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert S. Kirkpatrick, unmarried, from Michael Ray Roach, unmarried, by Warranty Deed of record in Instrument No. 20190430-0039697, Register's Office for Davidson County, Tennessee.

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. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me this the 30th day of May, 2024.

Affiant _____

Notary Public _____ My Commission Expires:

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 531 B Moore Avenue Nashville, Tennessee 37203.

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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 30th day of May, 2024.

Robert S. Kirkpatrick, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert S. Kirkpatrick, 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 the 30th day of May, 2024.

Notary Public

My Commission Expires:

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

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 and authenticated according to law on May 30, 2024.

Date: 05/30/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on May 30, 2024.

Notary Public: J. D. Payne My Commission Expires:

