Karen Johnson Davidson County
Batch # 1180796 DEEDQC
09/12/2024 08:41:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240912-0070291

PREPARED BY:

MICHAEL M. CASTELLARIN
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EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Debbie Massingille 1302 Chickasaw Dr. Brentwood, TN 37027 David Kimbro 1725 Coachman's Ct. Brentwood, TN 37027 Shelly McDonnough 9141 Saddlebow Dr. Brentwood, TN 37027 Shane Kimbro 1727 Stephenson Lane Spring Hill, TN 37174	David Kimbro 1725 Coachman's Ct. Brentwood, TN 37027	119 06 0 068.00

Know all men by these presents that David Kimbro, as executor of the Estate of Barbara Kilgrow Kimbro, Davidson County Probate No. 23P-545, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of making a distribution from the Estate of Barbara Kilgrow Kimbro, or releasing any claim of the Estate of Barbara Kilgrow Kimbro, hereby quitclaims and conveys to Debbie Massengille, David Kimbro, Shelly McDonnough, and Shane Kimbro, as tenants in common, any and all interest that the Estate of Barbara Kilgrow Kimbro may have in the following property:

Being Lot No. 14 on the Map of Sterling Subdivision, as of record in Book 142b, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 57 feet on the south side of Elberta Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to David B. Kimbro and wife, Barbara K. Kimbro by deed from James R. Ladd and wife, Martha Louise Ladd, of record in Book 2490, Page 453, in the office of the Register of Deeds for Davidson County, Tennessee. David B. Kimbro, the husband of Barbara K. Kimbro, predeceased Barbara Kimbro on March 27, 2016, leaving her as the sole owner of this property as the surviving

tenant by the entirety. Barbara Kimbro died on December 26, 2022 leaving Debbie Massengille, David Kimbro, Shelly McDonnough, and Shane Kimbro as her heirs at law.

This is improved property known as **73 B Elberta St., Nashville, TN 37210**.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(5).

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

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30 day of August, 2024.

David Kimbro

David Kimbro, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Upchurch, a Notary Public in and for said County and State, the within named, **David Kimbro**, Executor, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of August, 2024.

Jessica Upchurch

Notary Public

My Commission Expires: 10/4/27

JESSICA UPCHURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 4, 2027