Karen Johnson Davidson County
Batch # 1180796 DEEDQC
09/12/2024 08:41:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240912-0070292

PREPARED BY:

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EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)

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

Send Tax Bills To:

David Kimbro
1725 Coachman's Ct.
Brentwood, TN 37027

Map and Parcel Numbers

119 06 0 069.00

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:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Sterling Subdivision, Section 1, as of record in Book 1424, page 97, Register's Office for said County.
>
> Said Lot No. 13 fronts 57 feet on the south side of Elberta Street and runs back between parallel lines 160 feet to a dead line, measuring 57 feet thereon.
>
> Being the same property conveyed to David Brooks Kimbro, Barbara Kimbro and Clyde Kimbro, each for life with the remainder in the survivor of them, by deed from David Brooks Kimbro, Barbara Kimbro and Clyde Kimbro of record in Book

6314, Page 93 in the office of the Register of Deeds for Davidson County, Tennessee.

Clyde Kimbro predeceased David Brooks Kimbro and Barbara Kimbro. His estate was probated in the Davidson County Probate Court, Docket Number 76515, his will was recorded in the office of the Register of Deeds for Davidson County, Tennessee on February 12, 2002, as instrument number 20020212-0018722. David Brooks Kimbro, the husband of Barbara Kimbro, predeceased Barbara Kimbro on March 27, 2016, leaving her as the sole owner of this property. 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 **75 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, 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.

Notary Public

My Commission Expires: 10/4/27

JESSICA UPCHURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Oct. 4, 2027