Karen Johnson Davidson County
Batch# 1185423 DEEDQC
09/24/2024 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240924-0074116

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| C. Kenton Kirby and Lenora F. Kirby, Co-Trustees<br>1106 Belle Meade Blvd<br>Nashville, TN 37205 | Same | 130 13 0 04300 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHARLES K. KIRBY and LENORA F. KIRBY (collectively, the "Grantor"), hereby quitclaim and convey to C. KENTON KIRBY and LENORA F. KIRBY, CO-TRUSTEES OF THE KIRBY COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of (Revised) B. E. Woodard's Warner Park Subdivision of record in Plat Book 1130, page 87, Register's Office for said County.
>
> Said Lot No. 31 fronts 200 feet on the southeasterly margin of Belle Meade Boulevard and extends back 300 feet on the southwesterly line and 340 feet on the northeasterly line to a broken line in the rear, measuring 245.4 feet thereon.

Being the same property conveyed by deed of record as Instrument #20090928-0089974, Register's Office for Davidson County, Tennessee.

Being property known as 1106 Belle Meade Blvd., Nashville, Tennessee 37205.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 22 day of July, 2024.

CHARLES K. KIRBY

LENORA F. KIRBY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, CHARLES K. KIRBY and LENORA F. KIRBY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 22 day of July, 2024.

REID ANTHONY MORESCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01-04-2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 22 day of July, 2024.

REID ANTHONY MORESCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01-04-2027

**Tennessee Certification of Electronic Document**

I, Adam Harrer, 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 Jul 22, 2024 (date of document).

Affiant Signature

09/24/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of September, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

