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# 1208580 DEEDQC
11/26/2024 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241126-0092460

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| LKS TIST<br>3601 Saratoga Dr.<br>Nashville, TN 37205 | Same | 104 14 0 314.00 |

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, Leslie Smith Kimball a/k/a Leslie Kimball Satchfield, ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Gary Robert Kimball, III, and Carroll Edwards Kimball, as Co-Trustees of the LKS TIST, its successors and assigns. The real estate is described as follows:

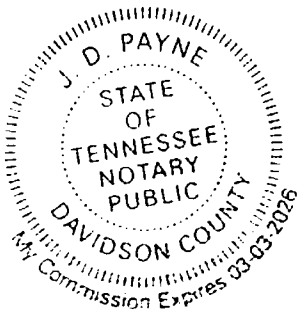
> Land in Davidson County, Tennessee, being Lot 24, BLOCK A, PLAN OF BELLWOOD, as shown on plat of record in Plat Book 547, Pages 149-150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Leslie Smith Kimball, unmarried, from Gary Kimball and Carroll Kimball, husband and wife, by Warranty Deed of record in Instrument No. 20200824-0095197, 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.

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 26th day of November, 2024.




Affiant _____

Notary Public _____ My Commission Expires:

This is improved property known as 3601 Saratoga Dr., Nashville, TN 37205.

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 26th day of November, 2024.

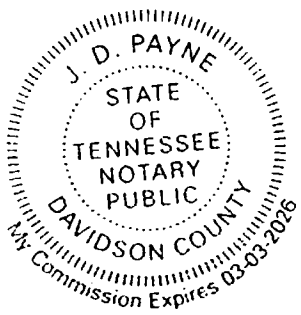
_____
**Leslie Smith Kimball, Grantor**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie Smith Kimball a/k/a Leslie Kimball Satchfield, 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 26th day of November, 2024.

_____ My Commission Expires:
Notary Public



## 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 November 26, 2024.

Date: 11/26/2024

Sarah Arick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me on November 26, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027