This instrument prepared by:
(And return to)

Jeffrey M Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1211938
12/03/2024 10.33 04 AM
Fees $12.00 Taxes $0.00

Davidson County
DEEDQC
2 pgs

20241203-0093745

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
KMG Enterprise Inc P.O. Box 331632 Nashville, TN 37203	Same	092-11-0-040.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kesiha Marie Gardner,** (the "Grantor"), by these presents does transfer and convey unto **KMG Enterprise Inc, a Tennessee corporation** (the "Grantee"), its successors and assigns, all of her right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of W.B. Cooper's Addition to Nashville of record in Plat Book 57, page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory L. Beard and wife, Keisha G. Beard by Warranty Deed from Ruth Ellene Johnson, Executrix of the Estate of Sadie Galloway Johnson of record in Instrument No.: 20130304-0021313, dated February 28, 2013 and recorded March 4, 2013, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keisha Marie Gardner by Quitclaim Deed from Gregory L. Beard of record in Instrument No. 20240111-0002371, dated November 29, 2023 and record January 11, 2024, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deeds.

Being also known as: **2020 Clifton Avenue, Nashville, TN 37203.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this day of 21ST day of November, 2024.

Keisha Marie Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keisha Marie Gardner** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21ST day of November, 2024.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0 00

Affiant

Subscribed and sworn before me this 21ST day of November, 2024.

NOTARY PUBLIC

My Commission Expires _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY