Karen Johnson Davidson County
Batch # 1221185 DEEDQC
12/30/2024 10:26:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241230-0100929

This instrument prepared by:
(And return to)

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
KMG Enterprise Inc P.O. Box 331632 Nashville, TN 37203	Same	081-11-0-284-00

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, **KMGB Holdings Inc, a Tennessee For-Profit corporation** (the "Grantor"), by these presents does transfer and convey unto **KMG Enterprise Inc, a Tennessee corporation** (the "Grantee"), its successors and assigns, all of its 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 the Northerly 30 feet of Lot No. 337 on the Plan of DT McGavock and Others Additions, as of record in Plat Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 30 feet on the Westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being a portion of the same property conveyed to KMGB Holdings, Inc. a Tennessee For-Profit Corporation by Warranty Deed from William Johnson, unmarried and Denise Johnson, unmarried, as joint tenants with right of survivorship of record in Instrument No. 20200211-0015671 Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 11, 2020.

Being a portion of the same property conveyed to KMGB Holdings, Inc. a Tennessee for profit corporation by Quitclaim Deed from Denise R. Johnson, unmarried of record in Instrument No. 20230210-0010008 Register's Office for Davidson County, Tennessee, dated February 9, 2023 and recorded on February 10, 2023.

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

Being also known as: **1601 B 16th Avenue North, Nashville, TN 37208.**

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 20th day of December, 2024.

KMGB Holdings Inc., a Tennessee For-Profit corporation

President

Keisha Gardner, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Keisha Gardner, with whom I am personally acquainted and who upon her other acknowledged herself to be the President of KMGB Holdings Inc., a corporation, and that she as such President being authorized so to do, executes the fore going instrument for the purposes therein contained by signing the name of the corporation, by the said Keisha Gardner, as President of KMGB Holdings Inc.

Witness my hand and official seal this 20th day of December, 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 20th day of December, 2024.

NOTARY PUBLIC

My Commission Expires: _____

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