Karen Johnson
Batch # 1228715
01/22/2025 09:38:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250122-0004749

Name & Address of New Owner
Jessica Kimble, Trustee of the
Kimble Irrevocable Trust, dated
October 29, 2024
9497 Rockvale Rd
Rockvale, TN 37153

Map & Parcel No. 176-9 4

Send Tax Bills To
Same

# QUITCLAIM DEED

**THIS INSTRUMENT**, made and entered into on December 13, 2024, by and between **George J. Kimble**, and wife, **Carol A. Kimble** (Grantors) and **Jessica Kimble**, Trustee of the Kimble Irrevocable Trust, dated December 13, 2024, exercising the full power and authority vested in her by the trust agreement (Grantee).

**FOR AND IN CONSIDERATION** of the Sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns all of Grantors's right, title, and interest in and to the following described real property having an address of 4941 Hickory Woods East, Antioch, TN 37013:

Being Lot Number 66 on the Plan of Section One, Hickory Woods East, of record in Plat Book 6900 at page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The above-described real property is improved property.

**SOURCE** of Grantors's interest in the above-described real property is a deed recorded in Book 8118, Page 717 Register's Office of Davidson County, Tennessee on May 30, 1990.

It is the intent of the parties to transfer the real property to the trust.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantors except as expressly set forth above.

Grantors disclaim and renounce any such representation or warranty and by Grantee acceptance of the real property, Grantors are forever discharged.

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. 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 PROVIDED INFORMATION.**

IN WITNESS WHEREOF, I sign this deed on December 13, 2024.

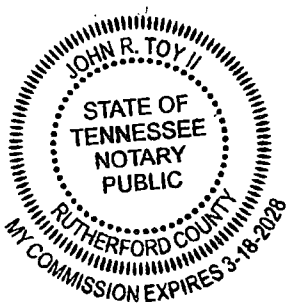
**George J. Kimble**

**Carol A. Kimble**

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

On December 13, 2024, **George J. Kimble** and Carol A. Kimble, signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]




John Robert Toy II, Notary Public
My Commission Expires: March 18, 2028

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn before me, a notary public,
on December 13, 2024.

John Robert Toy II, Notary Public
My Commission Expires: March 18, 2028

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 3-18-2028