Karen Johnson
Batch # 1242147
02/28/2025 10 51 51 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250228-0015038

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.:
Keisha Marie Gardner 1601 16th Avenue North Nashville, TN 37208	SAME AS NEW OWNER	081-11-0-592-00

*****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 **Keisha Garnder** (the "Grantee"), her 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 Southerly 35 feet of Lot No. 337 on the Plan of DT McGavock, and Others Second Addition, as of record in Plat Book 21, Page 41, to which plan reference is hereby made for a more complete and accurate property description and described according to a survey of E. L. Miller, Jr., October 11, 1966.

Said part of said lot fronts 35 feet on the West side of 16th Avenue North and runs back between parallel lines along the Northerly margin of Cockrill Street 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 and also being 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.

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

Being also known as. **1601 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 28th day of February 2025.

KMGB Holdings Inc., a Tennessee For-Profit corporation

By: _____
Keisha Marie 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 Marie Gardner, with whom I am personally acquainted and who upon her other acknowledged herself to be the President of KMGB Holdings Inc., a Tennessee For-Profit corporation, and that she as such President being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Keisha Marie Gardner, as President of KMGB Holdings Inc.

Witness my hand and official seal this 28th day of February 2025.

_____
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 28th day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

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