Karen Johnson Davidson County
Batch # 1243122 DEEDQC
03/05/2025 12 21 05 PM 2 pgs
Fees $12 00 Taxes $0 00
20250305-0016599

Parcel No. 092-16-0E-007.00

Prepared By:
Joy Kimbrough
3901 Drakes Branch Road
Nashville, TN 37218

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, Joy Smith Kimbrough, for and in consideration of Zero (0) Dollars, does hereby bargain, remise, quitclaim and convey unto Joy Smith Kimbrough and James E. Wilson, Jr., joint tenants with right of survivorship, all of her interest in the following described real property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 106, of the Adelicia, A Condominium, a horizontal property regime established by the Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by Instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for said County, (Collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed (Together with Parking Space Number(s) 253 and 254), which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Ross E. Kerns and wife, Deborah L. Kerns and Amanda Kerns, joint tenants with right of survivorship by Warranty Deed from Elizabeth D. Krueger and Thomas C. Krueger, Trustees of the Elizabeth D. Krueger Living Trust, established by the Revocable Trust Agreement of Elizabeth D. Krueger, dated September 16, 2008 of record in Instrument No. 20110329-0024167 Register's Office for Davidson County, Tennessee, dated March 21, 2011 and recorded on March 29, 2011.

Being the same property conveyed to Ross E. Kerns and Deborah L. Kerns, husband and wife by Quitclaim Deed from Ross E. Kerns and wife Deborah L. Kerns and Amanda Kerns of record in Instrument No. 20170804-0080122 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 4, 2017.

Being the same property conveyed to Joy Smith Kimbrough by Warranty Deed from Ross E. Kerns and Deborah L. Kerns, husband and wife of record in Instrument No. 20230414-0027625 Register's Office for Davidson County, Tennessee, dated April 11, 2023 and recorded on April 14, 2023.

This is improved property known as 1908 Adelicia Street, Nashville, TN 37212.

IN TESTIMONY WHEREOF I have executed this instrument this the 4th day of March, 2025.

Joy S. Kimbrough
JOY SMITH KIMBROUGH

I, Latusha Starks, do hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Latusha Starks
AFFIANT

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, Joy Smith Kimbrough, 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 4th day of March, 2025.

R J Lane
NOTARY PUBLIC

RONALD L MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: March 9, 2027

Property Address known as: 1908 Adelicia Street, Nashville, TN 37212

New Owner's Name and Address: Joy S. Kimbrough and James Wilson, Jr., 1908 Adelicia Street, Nashville, TN 37212

Mail Tax Bills To: Joy S. Kimbrough, 3901 Drakes Branch Road, Nashville, TN, 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Joy S. Kimbrough, Affiant
Subscribed and sworn before me this the
5th Day of March, 2025.
R. Lane, Deputy Register