QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1245838 DEEDQC
03/11/2025 12:48:29 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250311-0018378

FROM:
WILLIAM C. KIRKPATRICK, JR. and TARA D. MARTIN

TO:
FRANCES L. KIRKPATRICK-SPURLOCK

New Owner & Address	Taxable Party	Map-Parcel Numbers
Frances L. Kirkpatrick-Spurlock 2629 Delk Avenue Nashville, Tennessee 37208	SAME	081 10 0 057.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is a gratuitous transfer.

William C. Kirkpatrick, Jr.
WILLIAM C. KIRKPATRICK, JR.

Tara D. Martin
TARA D. MARTIN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF February, 2025.

Delia Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 24, 2028

(AFFIX SEAL)

DELIA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 24, 2028

This Instrument Prepared By:

LAWRENCE J. KAMM
Of Counsel
Rogers, Shea, & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

For and in consideration of her love and affection; and for the purpose of ensuring our sister Frances L Kirkpatrick-Spurlock becomes the sole owner of the real property herein in fee simple absolute, we, **WILLIAM C. KIRKPATRICK, JR.** and **TARA D. MARTIN**, the only other children of Elizabeth A. Kirkpatrick, deceased, do hereby Quitclaim to our sister, **FRANCES L. KIRKPATRICK-SPURLOCK**, any and all right, title, and/or interest we may have in and to the real property described below:

LEGAL DESCRIPTION:

Being Lot No. 35 on the plan of Section 2, Normal Heights, as of record in Book 2330, page 54, Register's Office for Davidson County, State of Tennessee.

Said Lot No. 35 fronts 50 feet on the southwesterly side of Delk Avenue and runs back 150.1 feet on the northwesterly line and 150 feet on the southeasterly line, to the right of way of the Tennessee Central Railroad, on which it measures 50 feet.

Being the same property conveyed to Elizabeth A. Kirkpatrick and Frances L. Kirkpatrick of record in Book 7634, Page 439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved real property known as: 2629 Delk Avenue, Nashville, Tennessee 37208.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from the information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made, and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF we have hereunto set our hands on this 25th day of February, 2025.

William C. Kirkpatrick, Jr.
WILLIAM C. KIRKPATRICK, JR.

Tara D. Martin
TARA D. MARTIN

DELIA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 24, 2028

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Delia Mitchell, a Notary Public in and for said County and State, the within named **WILLIAM C. KIRKPATRICK, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at 4000 Clarksville Pike Davidson County, Tennessee, on this 25th day of February, 2025.

Delia Mitchell
NOTARY PUBLIC

My Commission Expires: January 24 2028
DATE

DELIA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 24, 2028

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Delia Mitchell, a Notary Public in and for said County and State, the within named **TARA D MARTIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at 4000 Clarksville Pike Davidson County, Tennessee, on this 25th day of February, 2025.

Delia Mitchell
NOTARY PUBLIC

My Commission Expires: January 24, 2028
DATE

DELIA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 24, 2028