This instrument prepared by
(And return to)

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

Karen Johnson
Batch # 1246002
03/14/2025 08 04 29 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250314-0018599

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
KMG Enterprise Inc P.O. Box 331632 Nashville, TN 37203	Same	081-11-0-594-00

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 For-profit 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 North 35 feet of the South 70 feet of Lot No. 337 on the Plan of DT McGavock and Others Additions, as record in Plat Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 35 feet on the West side of 16th Avenue North and runs back between parallel lines to and 35 feet North 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 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, 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-A 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 13th day of March 2025.

KMGB Holdings Inc., a Tennessee For-profit corporation

Keisha Marie Gardner, president

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 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 Marie Gardner, as President of KMGB Holdings Inc.

Witness my hand and official seal this 13th day of March 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 13th day of March 2025.

NOTARY PUBLIC

My Commission Expires: _____

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