Karen Johnson Davidson County
Batch# 1254174 DEEDQC
03/31/2025 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250331-0024152

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SIMON BENJAMIN KEMP	NEW OWNER	081084T00400CO
(NAME)	(NAME)	
705 GARFIELD STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **JESSICA L. KEMP, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **SIMON BENJAMIN KEMP** HEREINAFTER CALLED THE GRANTEE, ALL OF MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. 705 OF HOMES AT 1623 &1625 7TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING HOMES AT 1623 & 1625 7TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME, OF RECORD AS INSTRUMENT NO. 20161109-011847, AMENDED AT INSTRUMENT NO. 20180319-0025609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING THE SAME PROPERTY COVEYED TO SIMON BENJAMIN KEMP AND JESSICA L. KEMP, HUSBAND AND WIFE, BY WARRANTY DEED FROM KIRTLEY WHITTINGTON AND JAMES REYNOLDS WHITTINGTON, OF RECORD AS INSTRUMENT NO. 20190308-0021355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 705 GARFIELD STREET, NASHVILLE, TENNESSEE 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever 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 2 day of November, 2023.

JESSICA L. KEMP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 2 day of November, 2023, before me personally appeared Jessica L. Kemp, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2 day of November, 2023.

Notary Public
My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/2/2023 (date).

Affiant Signature

3/31/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 31 day of March, 2025

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

