This instrument prepared by:
(And return to)

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

Karen Johnson
Batch # 1277483
05/27/2025 09 21 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250527-0041298

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
KMG Enterprise Inc. P.O. Box 331632 Nashville, TN 37203	Same	081-15-0-615.00

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, **Keisha Marie Gardner, an unmarried woman** (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 her right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"
Legal Description

Being also known as: **1034 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 23 day of May, 2025.

Keisha Marie Gardner

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 **Keisha Marie Gardner** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 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 23 day of May, 2025.

NOTARY PUBLIC

My Commission Expires: _____

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 219 and the rear half of Lot No. 220 on the Plan of Thomas Harding's Second Addition to Nashville, of record in Book 21 , Page 58, Register's Office for said County. Said part of Lot No. 219 is described as follows: Beginning at the northeast corner of 16th Avenue, North, formerly Park Street and the first alley south of Jefferson Street, being the southwest corner of Lot No. 219; thence with the easterly margin of said Avenue, northerly 131-1/2 feet; thence at right angles easterly 50 feet to the line between Lots Nos. 219 and 220; thence with said line southerly 131-1/2 feet to the northerly margin of said alley; thence with the northerly margin of said alley westerly 50 feet to the beginning.

Said part of Lot No.220 fronts 50 feet on the first alley south of Jefferson Street and extends northerly between parallel lines,121 feet, more or less, to the dividing line between the front half and the rear half of said Lot.

INCLUDED in the above description but excluded therefrom is that part of said property conveyed to Daniel Dozier by deed from Eunice Dozier, of record in Book 840, Page 614, said Register's Office, described as follows:

Being the southerly 57 feet of Lots Nos. 219 and 220 on the Plan of Thos. Harding's Second Addition to Nashville, of record in Book 21, Page 58, Register's Office for said County. Said part of Lots Nos. 219 and 220 front 57 feet on the easterly side of 16th Avenue North, formerly Park Street, and runs back between parallel lines with the northerly margin of an alley 100 feet to a dead line.

Being the same property conveyed to Gregory L Beard and wife, Keisha G. Beard by Warranty Deed from Dr. Allison Eleanor (Nicholas) Metz, Trustee, dated August 4, 2008 and recorded August 7, 2008 in Instrument No 20080807-0081525, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Keisha Marie Gardner by Quitclaim Deed from Gregory L Beard dated November 29, 2023 and recorded January 11, 2024 in Instrument No. 20240111-0002370, Register's Office of Davidson County, Tennessee.

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