QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1287302 DEEDQC
06/20/2025 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250620-0048254

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Emilee Bautt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 2025.

Notary Public

MY COMMISSION EXPIRES: 12/2/28
(AFFIX SEAL)

NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin A. Todd	**Same as New Owner**	
	(NAME)	
1607 5th Avenue North		**082 05 0 049.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **KIMBERLY MEYER TODD, AN UNMARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **KEVIN A. TODD, AN UNMARRIED MAN,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING THE SOUTHERLY 33 1/3 FEET OF LOT NO. 156 ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, AS OF RECORD IN BOOK NO. 21, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID PART OF LOT NO. 156 FRONTS 33 1/3 FEET ON THE SOUTHWESTERLY SIDE OF FIFTH AVENUE, NORTH, FORMERLY SUMMER STREET AND RUNS BACK 179 FEET 6 INCHES ON THE SOUTHEASTERLY LINE AND 179 FEET, MORE OR LESS, ON THE NORTWESTERLY LINE, TO AN ALLEY MEASURING 33 1/3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KEVIN A. TODD BY WARRANTY DEED FROM AMANDA LAFOLLETTE DATED SEPTEMBER 29, 2006, AND FILED FOR RECORD ON OCTOBER 30, 2006, AS INSTRUMENT NO. 20061030-0134291, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO KEVIN A. TODD, A MARRIED MAN, BY QUITCLAIM DEED FROM KEVIN A. TODD, A MARRIED MAN JOINED BY HIS SPOUSE KIMBERLY MEYER TODD, DATED APRIL 17, 2013 AND FILED FOR RECORD ON APRIL 26, 2013 AS INSTRUMENT NO. 20130426-0041861, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

***THE SAID KEVIN A. TODD, A/K/A KEVIN ASHLEY TODD, AND KIMBERLY MEYER TODD, A/K/A KIMBERLY ANN MEYER TODD, HAVING SINCE BEEN GRANTED A DIVORCE IN CASE NO. 25-3-00021-20, IN THE SUPERIOR COURT OF WASHINTON, COUNTY OF KLICKITAT.**

*** KIMBERLY MEYER TODD IS EXECUTING THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ALL OF HER INTEREST TO SAID PROPERTY.**

THIS BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS: 1607 5TH AVENUE NORTH, NASHVILLE, TN 37208.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 18th **day of** June **, 2025.**

Kimberly Meyer Todd

Kimberly Meyer Todd

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kimberly Meyer Todd, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2025.

Danielle Crane

Notary Signature

My commission expires:
7/2/28

DANIELLE CRANE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **June 18, 2025**.

Date

Affiant Signature

June 18, 2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **18th** day of **JUNE**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

