AFTER RECORDING RETURN TO:
Kara Gibbs and Kyle Thorne
243 Graeme Drive
Nashville, TN 37214
File No. TN-134577

This document prepared by:
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Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1287410 DEEDWARR
06/20/2025 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250620-0048412

Tax ID No.: 095 02 0 046.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 2nd day of June, 2025, by and between **Kara Gibbs A/K/A Kara D. Gibbs, a married woman, who took title as a single woman, joined by spouse, Kyle Thorne,** residing at 243 Graeme Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Kara Gibbs and Kyle Thorne, wife and husband,** residing at 243 Graeme Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 243 Graeme Drive, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/22/2020 under Instrument No. 20201222-0151877 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

When Recorded and Tax bill should go to the following:
Kara Gibbs and Kyle Torne
Address of: 243 Graeme Drive, Nashville, TN 37214

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kara Gibbs A/K/A Kara D. Gibbs

Kyle Thorne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Kara Gibbs A/K/A Kara D. Gibbs and Kyle Thorne, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 2nd day of June, 2025.

Notary Public

My Commission expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 158 ON THE MAP OF DONELSON HILLS SUBDIVISION, AS OF RECORD IN BOOK 2331, PAGES 22 AND 23, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 158 FRONTS 85 FEET ON THE EASTERLY SIDE OF GRAEME DRIVE, AND RUNS BACK 174.6 FEET ON THE NORTHERLY LINE, AND 172 FEET ON THE SOUTHERLY LINE, TO A DEAD-LINE IN THE REAR, MEASURING 75 FEET THEREON.

Parcel ID: 095 02 0 046.00

Property commonly known as: 243 Graeme Drive, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, LINDSAY DENNIS, 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 6/2/2025 (date of document).

Affiant Signature

6/4/2025

Date

State of COLORADO

County of JEFFERSON

Sworn to and subscribed before me this 4TH day of JUNE, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09/27/2025

NOTARY'S SEAL

CARLI GALLEGOS
Notary Public
State of Colorado
Notary ID # 20134059884
My Commission Expires 09-27-2025