Karen Johnson Davidson County
Batch# 1298400 DEEDQC
07/17/2025 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250717-0056434

File No: NTN-1415132
Grantor's Loan No. 2732570958

After Recording, Send to:
AMT Title Services
5600 Mexico Road Suite 2
St. Peters, MO 63376

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Keisha Gardner Holdings, LLC, 1601 16th Avenue North, Nashville, TN 37208

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 081 11 0 592.00

QUITCLAIM DEED

Keisha Garnder A/K/A Keisha Gardner, conveying non homestead property, ("Grantor"), of P.O. Box 331632, Nashville, TN 37203, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Keisha Gardner Holdings, LLC,** ("Grantee"), whose tax mailing address is 1601 16th Avenue North, Nashville, TN 37208, with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the Southerly 35 feet of Lot No. 337 on the Plan of DT McGavock, and Others Second Addition, as of record in Plat Book 21, Page 41, to wich plan reference is hereby made for a more complete and accurate property description and described according to a survey of E. L. Miller, Jr., October 11, 1966.

Said part of said lot fronts 35 feet on the West side of 16th Avenue North and runs back between parallel lines along the Northerly margin of Cockril Street 170 feet to an alley.

Parcel Number(s): 081 11 0 592.00
Property Address is: 1601 16th Avenue North, Nashville, TN 37208

Being the same property or a portion of the same property conveyed to Keisha Garnder by Instrument dated February 28, 2025 from KMGB Holdings Inc, a Tennessee For-Profit corporation filed on February 28, 2025 as Document Number 20250228-0015038 in the Davidson County records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 8, 2025:

K Garnder A/K/A Keisha Gardner

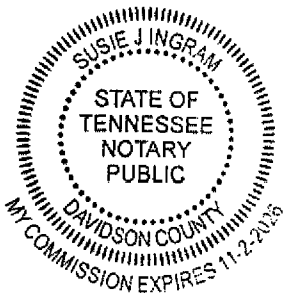
Keisha Garnder A/K/A Keisha Gardner

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Keisha Gardner**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8 day of July, 2025.

Susie J Ingram
Notary Public



STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me on this the 8 day of July, 2025.

Notary Public

My Commission Expires: 11/2/2026

SEAL

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Tennessee Certification of Electronic Document

I, ___**Meghan Napoli**_____, do herby 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 **7-8-25** (date of document).



Affiant Signature

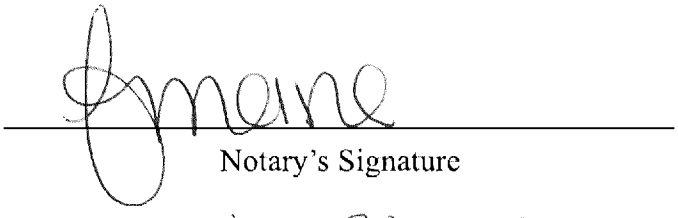
07/08/2025

Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this **8th** day of **July**, 20**25**.



Notary's Signature

MY COMMISSION EXPIRES: Jan 30 2026

NOTARY'S SEAL:

FRANCES K MEINE
Notary Public - Notary Seal
Warren County - State of Missouri
Commission Number 22630412
My Commission Expires Jan 30, 2026