Karen Johnson
Batch # 1313022
08/21/2025 09 51 06 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250821-0066926

File No **0725-006**

QUITCLAIM DEED

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES 03-09-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Anna M Kirby	**SAME AS OWNER**	MAP **069**
(NAME) **132 E Fairview Dr**	(NAME)	GROUP **04 0**
(ADDRESS) **Nashville, Tennessee 37218**	(ADDRESS)	PARCEL **159.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anna M. Spears, NKA, Anna M. Kirby, a single woman

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL TITLE INTEREST UNTO

Anna M. Kirby, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 153 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee, and described as follows

Beginning at a point in the westerly margin of an unnamed street at the common dividing line between Lot No 153 and a future development; thence westerly along said dividing line, 121 80 feet to a point, thence southerly 101 feet to a point in the northerly margin of East Fairview Drive, thence easterly along the northern margin of said East Fairview Drive, 94 89 feet to the beginning of a curve, thence around said curve a distance of 39.27 feet to a point in the westerly margin of an unnamed street, thence northerly along the westerly margin of said unnamed street, 68 87 feet to the point of beginning

Being the same property conveyed to Anna M Spears, (single), by Warranty Deed from W.L Bainbridge Company, dated May 22, 1973 and filed of record May 23, 1973 as Book 4710, page 119, Register's Office for Davidson County, Tennessee

Anna M Spears married Will Kirby on May 24, 1976 changing her name to Anna M. Kirby by operation of law by marriage and being one in the same person.

Will Kirby her husband having predeceased his wife, Anna M Kirby on September 15, 2012, leaving her sole owner of said property by operation of law

Anna M Spears being one in the same person, and now known as Anna M. Kirby, by operation of law.

This conveyance is made subject to the following

1) 2025 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as **132 E Fairview Dr, Nashville, Tennessee 37218**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 and official seal at office this 15th day of August, 2025

Anna M. Kirby FKA Anna M. Spears

Anna M. Kirby FKA, Anna M. Spears

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Personally appeared before me, Anna M Spears, Ann M Kirby, being one in the same person, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office in said county and state, this 15th day of August, 2025.

NOTARY PUBLIC

My Commission Expires 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein

File Number **0725-006**

RETURN TO:

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027