Karen Johnson
Batch # 1324330
09/19/2025 11:28:48 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250919-0075055

Prepared By:

Charles M. Molder
Attorney at Law
P.O. Box 1468
Columbia, TN 38402-1468

QUITCLAIM DEED

For the consideration of the sum of $10.00, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kimberly Winnett Blackford also known as Kimberly Winnett Ledbetter,** Grantor, which expression shall include heirs, assigns and personal representatives, conveys and quitclaims unto **Kimberly Winnett Ledbetter,** Grantee, which expression shall include heirs, assigns and personal representatives, all of her right, title and interest in and to the following described property:

TRACT NO. 1: Being Lot No. 123 on the plan of Kemper Heights, Section 1, as of record in Book 2331, pages 65 and 66, Register's Office for Davidson County. Said Lot No. 123 fronts 170' on the Easterly side of Dickerson Road and extends back 295.5'on the Northerly line and 202.5' on the Southerly line, to an irregular line in the rear, on which it measures 187.8' containing 0.97 acres, m/l.

Being the same property conveyed to Kimberly Winnett Ledbetter, formerly known as Kimberly Winnett Blackford, by deed of record at Instrument 20100922-0075552, in the Register's Office of Davidson County, Tennessee.

Tax Map 041120, Parcel 079.00.

Property Address: 3807 Dickerson Pike
Nashville, TN 37207

TRACT NO. 2: Land in Davidson County, Tennessee being in Northerly portion of Lot 22 of Kemper Heights Subdivision as of record in Plat Book 2331, Page 66, Register's Office for Davidson County, Tennessee, and described as follows:

Said Northerly part of Lot Number 122 fronts 113' on Easterly margin of Dickerson Road and runs back 202.5 on the Northerly line and 288' on the Southerly line to a rear line which measures 139.5' thereon.

Being the same property conveyed to Kimberly Winnett Ledbetter, formerly known as Kimberly Winnett Blackford, by deed of record at Instrument 20100922-0075553, in the Register's Office of Davidson County, Tennessee.

Tax Map 041120, Parcel 133.00.

Property Address: 3805 Dickerson Pike
Nashville, TN 37027

Descriptions same as prior deeds.

In Witness Whereof, this conveyance has been executed on the 10th day of September, 2025.

Kimberly Winnett Ledbetter formerly known as
Kimberly Winnett Blackford

State of Tennessee
County of Maury

Personally appeared before me, the undersigned, Kimberly Winnett Ledbetter formerly known as Kimberly Winnett Blackford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2025.

My commission expires:
4/22/26

Notary Public

ASHLEY KING
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Marshall Powell Ledbetter, husband of the above Grantor, Kimberly Winnett Ledbetter, formerly known as Kimberly Winnett Blackford, hereby joins in the execution of this instrument for the purposes of conveying all of his right, title and interest in and to the above described property, acquired by him by virtue of his marital status or otherwise, if applicable.

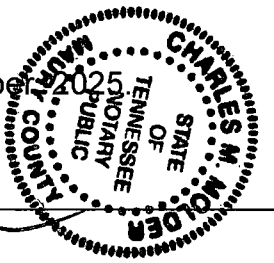
In Witness Whereof, this conveyance has been executed on the 10th day of September, 2025.

Marshall Powell Ledbetter

State of Tennessee
County of Maury

Personally appeared before me, the undersigned, Marshall Powell Ledbetter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2025.



My commission expires:
4/26/27

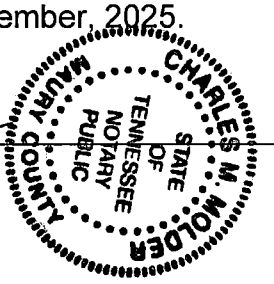
Notary Public

State of Tennessee
County of Maury

I hereby affirm that the actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 10th day of September, 2025.



My commission expires:
4/26/27

Notary Public

New Property Owners:

Kimberly Winnett Ledbetter
111 Brighton Court
Columbia, TN 38401

Person(s) Responsible For Taxes:

Same