Karen Johnson
Batch # 1361793
12/29/2025 09:56:09 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251229-0102525

***This deed is prepared at the request of the parties and no title search has been taken from prior deed of record.**

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Tara H. Carter, Esq. 5016 Centennial Blvd., Ste. 200 Nashville, TN 37209 (615) 495-6000		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **James G. Kinard** **3832 Hoggett Ford Road** **Hermitage, TN 37076**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **097020A21600CO**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

STACEY W. KINARD, a married woman

HEREINAFTER called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto

JAMES G. KINARD, a married man

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Lot No. 216 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James G. Kinard and wife, Stacey W. Kinard by quitclaim deed from James G. Kinard, of record in Instrument No. 20190429-0039282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as **3832 Hoggett Ford Road, Hermitage. Tennessee 37076.**

WITNESS MY HAND this the 22nd day of December, 2025.

Stacey W. Kinard
STACEY W. KINARD

STATE OF GEORGIA
COUNTY OF Carroll

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **STACEY W. KINARD,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 22nd day of December 2025.

Gabriela M. Rubio
NOTARY PUBLIC
My Commission Expires:

GABRIELA M RUBIO NOTARY PUBLIC CARROLL COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 06, 2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Brittany Wray
AFFIANT

Sworn to and subscribed to before me this 22nd day of December, 2025.

Gabriela M. Rubio
NOTARY PUBLIC
My Commission Expires:

GABRIELA M RUBIO NOTARY PUBLIC CARROLL COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 06, 2027