QUITCLAIM DEED

Karen Johnson
Batch # 1440601
06/30/2026 01:17:55 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260630-0059096

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CHARLES L. KINSOLVING **STEPHANIE M CARTER**	**NEW OWNERS**	**61-15-65**
(NAME) **1130 McALPINE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **CHARLES L KINSOLVING,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **CHARLES L. KINSOLVING AND STEPHANIE M. CARTER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PARTS OF LOTS NOS. 8 AND 10 ON THE MAP OF KENNEDY AND GRAVES' SUBDIVISION OF MONTE VISTA, AS OF RECORD IN BOOK 421, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF MCALPINE AVE, AT THE COMMON CORNER OF LOTS 6 AND 8, THENCE WITH THE LINE BETWEEN SAID LOTS. SOUTHERLY 388.5 FEET TO A POINT WHICH IS 11 FEET EAST OF AN OLD FENCE LINE; THENCE ALONG THE REAR LINE OF LOT 8, EASTERLY 104.1 FEET TO A POINT WHICH IS 9 FEET WEST OF THE CORNER OF LOTS 8 AND 10; THENCE NORTHERLY 235.8 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ELMA COLLIER BY DEED FROM CHARLES R KNIGHT AND WIFE, OF RECORD IN BOOK 1717, PAGE 108, SAID REGISTER'S OFFICE; THENCE WESTERLY ALONG COLLIER'S WESTERLY LINE, 150 FEET TO A POINT IN THE CENTER LINE OF MCALPINE AVENUE; THENCE WITH THE CENTER LINE OF SAME, WESTERLY 77.5 FEET TO THE BEGINNING

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR BY DEED AS OF RECORD IN INSTRUMENT NO. 20051115-0138152, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **1130 MCALPINE AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 30th day of **JUNE, 2026.**

CHARLES L KINSOLVING

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June 2026, before me personally appeared **CHARLES L KINSOLVING**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2026.

Notary Public

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212