THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130059291 DEEDQC
Recvd: 07/11/13 15:28 3 pgs
Fees:22.00 Taxes:0.00
20130711-0072035

FROM: Mildred A. Kelly, et al

TO: Dean Robinson, Trustee

AND

FROM: Dean Robinson, Trustee

TO: Mildred A. Kelly, et al

ADDRESS NEW OWNER:
Mildred A. Kelly, et al
300 24th Street
Old Hickory, Tennessee 37138

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
053-08-0-049.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, and for the express purpose of making a re-conveyance to Mildred A. Kelly an estate for life with a remainder interest to Charmaine Tanner, a ⅔ interest, and Tracy Wayne Kelly, Wendy Michelle Owens and Shellie Nicole Nivens, a ⅓ interest, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, we **Mildred A. Kelly, Charmaine Tanner, Wendy Michelle Owens and Shellie Nicole Nivens**, have bargained and sold and do hereby quitclaim and convey unto **Dean Robinson**, Trustee, his successors and assigns, all of our right, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being Lots No. 5 and 6, Block 15, on the Map of Dabbs & Elliot's Subdivision at Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Mildred A. Kelly an estate for life with a remainder interest to Linda Milbauer, Sandra Darr, and Charmaine Tanner, by quitclaim deed from Dean Robinson, Trustee, as of record in Instrument No. 20050930-0117892, Register's Office for Davidson County, Tennessee. The said Linda Milbauer and Sandra Darr are deceased and Wendy Michelle Owens and Shellie Nicole Nivens are their respective heirs at law.
>
> This is improved property known as 300 24th Street, Old Hickory, Tennessee 37138.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now I, the said **Dean Robinson**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Mildred A. Kelly an estate for life with a remainder interest to Charmaine Tanner, a ⅔ interest, and Tracy Wayne Kelly, Wendy Michelle Owens and Shellie Nicole Nivens, a ⅓ interest**, their heirs and

assigns, the same property herein above described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 3rd day of July, 2013.

Mildred A. Kelly
MILDRED A. KELLY

Charmaine Tanner
CHARMAINE TANNER

Wendy Michelle Owens
WENDY MICHELLE OWENS

Shellie Nicole Nivens
SHELLIE NICOLE NIVENS

Dean Robinson, Trustee
DEAN ROBINSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Mildred A. Kelly, Charmaine Tanner and Shellie Nicole Nivens**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained, this 3rd day of July, 2013, at Mt. Juliet, Tennessee.

Janel L. Johnson
NOTARY PUBLIC

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/2/15

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dean Robinson**, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this the 3rd day of July, 2013, at Mt. Juliet, Tennessee.

Janel L. Johnson
NOTARY PUBLIC

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3/2/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Wendy Michelle Owens**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained, this 10th day of July, 2013, at Old Hickory, Tennessee.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Mildred A. Kelly
AFFIANT

Subscribed and sworn to before me
this the 30 day of July, 2013.

Janel L. Johnson
NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY