BILL GARRETT, Davidson County
Trans:T20150018028 DEEDQC
Recvd: 03/12/15 12:09 2 pgs
Fees:12.00 Taxes:0.00
20150312-0021248

This Instrument Prepared by:
Jon D. Curtis, Attorney
2020 Fieldstone Parkway
Suite 900-92
Franklin, TN 37069
(615) 614-3415

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is: $.00

Affiant

DONNA M. HOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 11th day of March, 2015.

Notary Public Expires 3/10/18

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel No.** |
|---|---|---|
| Christy Dawn Sands<br>4214 Edwards Avenue<br>Nashville, Tennessee 37216 | New Owner | 061-06 Parcel 110.00 |

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# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)

DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of Kelley Properties, L.L.C. has bargained and sold and does hereby quitclaim, transfer and convey all its right, title and interest which it may have in the hereinafter described property to Christy Dawn Sands, her heirs and assigns, forever, being that property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly 200 feet of Lot No. 124 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Pages 77-78, Register's Office for Davidson County, Tennessee.

Said Part of Lot 124 fronts 50 feet on the easterly margin of Edwards Avenue and extends back between parallel lines. 200 feet to a deadline.

Being the same property conveyed to Kelley Properties, L.C.C. a Tennessee limited liability company, by deed dated October 31, 2012, from Kercea T. Beckwith, of record in Instrument No. 20121101-0100300, Register's Office for Davidson County, Tennessee.

Property known as: 4214 Edwards Avenue Nashville, TN 37216.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

**This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.**

**IN WITNESS WHEREOF,** I have hereunto set my hand and signature on this

the 11th day of March, 2015.

Kelley Properties, L.L.C.

By: _____
Kenneth Kelley, Chief Manager

**STATE OF TENNESSEE )**

**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth Kelley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Kelley Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as said Chief Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND,** at office, this 11th day of March, 2015.

My Commission Expires:

3/6/18

_____
NOTARY PUBLIC

DONNA M. HOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.