Bill Garrett Davidson County
Batch# 422 DEEDQC
09/12/2017 03:13:32 PM 8 pgs
Fees: $42.00 Taxes: $0.00



20170912-0093374

Prepared By:
TROY A. KELLEY
4023 ASHLAND CITY HIGHWAY
NASHVILLE, N/A 37218

After Recording Return To:
MONA P. KELLEY
4023 ASHLAND CITY HIGHWAY
NASHVILLE, Tennessee 37218

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 30, 2017 THE GRANTOR(S),

- JOHN H. KELLEY, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- MONA P. KELLEY, a single person, residing at 4023 ASHLAND CITY HIGHWAY, NASHVILLE, DAVIDSON County, Tennessee 37218

the following described real estate, situated in NASHVILLE, in the County of DAVIDSON, State of Tennessee:

Legal Description: See attached *Schedule A*
Being the same property conveyed to John H. Kelley by Affidavit of Heirship in # 20170912-0093373
Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 081-03-0 155.00

Mail Tax Statements To:
MONA P. KELLEY
4023 ASLAND CITY HIGHWAY
NASHVILLE, Tennessee 37218

[SIGNATURE PAGE FOLLOWS]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Tony Kelley, Affiant
Subscribed and sworn before me this the
12 Day of Sept., 2017.
A. Goodman, Deputy Register

Grantor Signatures:

DATED: 8-30-17

JOHN H. KELLEY
747 NANTASKET AVENUE
HULL, Massachusetts, 02045

STATE OF MASSACHUSETTS, COUNTY OF SUFFOLK, ss:

On this 30 day of August, 2017, before me personally appeared JOHN H. KELLEY, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

DOMEVIC CIANCIARULO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES DEC. 10, 2021

Title (and Rank)

My commission expires 12/10/21

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: _____

SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

IN THE CHANCERY CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE . . . It is therefore ORDERED by the Court that the Motion be, and the same hereby, is granted. All the right, title and interest of the defendant (s) J. T. Green, and any and all unknown heirs-at-law or devisees, and of all other parties to this suit in and to said parcel of land be divested out of them and each of them and be vested in the purchaser(s) Houston A, Kelley, subject to the equity of redemption. . . . please see attached

FEB 16 1990

DAV. CO. CHANCERY COURT BOOK 8442 PAGE 677

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this is a true copy of original instrument filed in my office

This 18th day of September 19 91

CLAUDIA [illegible] Clerk & Master

By: [signature] Deputy Clerk

THE STATE OF TENNESSEE IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

Plaintiff,

vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 1987 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

Green, J. P.,

Control Number 1631-3800

Field Book Number 08DA 03035

Defendant(s).

File Tax Civil Action Number 89-540-II

FEB 13 2 57 PM '90

4.6.9.5.7.

ORDER FILED & ENTERED

FEB 21 1990

MINUTE BOOK 33 PAGE 580

0001 02/13 0101 03CHECK 13.33

FINAL DECREE CONFIRMING SALE

This cause came on to be heard upon motion of plaintiff to confirm the Report of the Clerk and Master and to confirm the Report of Sale. It appearing to the Court that these Reports have been on file more than five (5) days and are without exception.

It is therefore ORDERED by the Court that the Motion be, and the same hereby, is granted. All the right, title and interest of the defendant(s) J. F. Green, and any and all unknown heirs-at-law or devisees, and of all other parties to this suit in and to said parcel of land be divested out of them and each of them and be vested in the purchaser(s) Houston A. Kelley, subject to the equity of redemption.

In the names of the parties, the Clerk and Master will make, acknowledge for registration and deliver to said purchaser(s) a deed conveying all the right, title and interest of all the parties to this suit to the purchaser(s) in and to said tract of land or will give the purchaser(s) if preferred, a certified copy of this decree for registration.

The costs of the said deed or certified decree will be paid by said purchaser(s) and on application a writ of possession will issue to put the purchaser(s) in possession of said parcel of land at purchaser's(s') cost.

Out of the proceeds of said sale, the Clerk and Master will make disbursements in the following order:

1. The costs of this cause.

2. All real property taxes, penalty, interest, statutory attorney's fees, and costs due and payable to the Metropolitan Government on the date of the sale.

The Clerk and Master will retain, subject to rightful claims, whatever balance may remain after the above payments. The purchaser shall be liable for the taxes assessed against the property beginning with the year 1990 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of the Clerk and Master follows and is incorporated herein.

C. Allen Hill
CHANCELLOR

APPROVED FOR ENTRY:

Elizabeth Kalogeros Webb

ELIZABETH KALOGEROS WEBB
Supreme Court No. 11554
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
(615) 259-6141

xc: J. F. Green
14th Avenue, North
Nashville, TN 37208

Houston A. Kelley
4023 Hydes Ferry Pike
Nashville, TN 37218

BOOK 8442 PAGE 679

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 89-540-II

Control No. 1631-3800

Field Book No. 8DA 03035

J. F. Green

REPORT OF SALE

To the Chancellor:

An order was entered in this case on September 6

19 89, on page 217 of Tax Minute Book 31 directing the Clerk and Master to sell the following described property:

FILED
1990 JAN 25 PM 2:23
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER
D.C.

Land in Davidson County, Tennessee:

14TH AV N
.13 ACRES
FIELD BOOK NUMBER 08DA 03035
MAP AND PARCEL NUMBER
081-03-0 155.00
DEED BOOK 1640, PAGE 131

TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 88, and continuing so long as purchaser(s) shall own the property. If there are any excess funds remaining from the proceeds of said sale after distribution of all taxes and costs as specified above, a reference will be made to pay any full year's taxes, interest and penalty due and payable to the Metropolitan Government on the date of sale. Judgment in this cause is in the amount of $157.96, plus interest, penalty, statutory attorneys' fees and costs as provided by law.

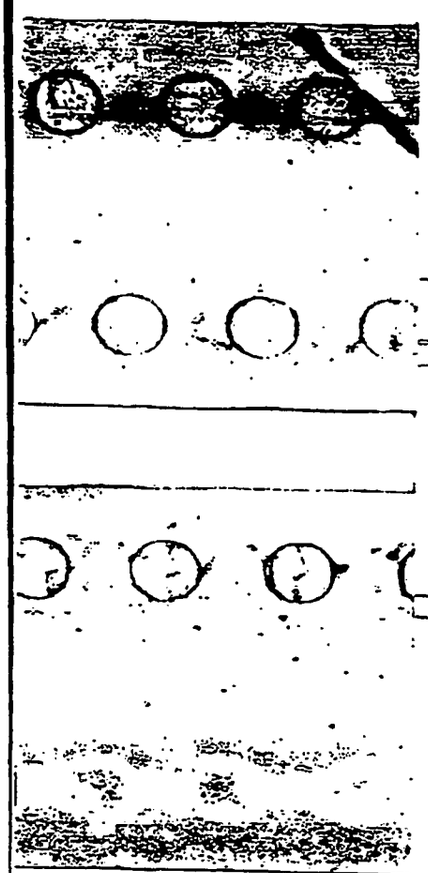
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the south door of the Courthouse in Nashville, at 12:00 o'clock noon, on Thursday, Jan.25,1990, I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to Houston A. Kelley for $925.00. The purchaser complied by paying $925.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 925.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31 DAY OF January 19 90
Deputy Register

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK AND MASTER

By
Deputy Clerk and Master

Your Hidden Equity



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8442 PAGE 680

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	925.00
CON TX	3.33
PRFEE	1.00
MISC	9.00
TOTAL	13.33
CHECK	13.33

09/13/91 01 14:58 0001 0904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.6.9.5.7.

IDENTIFICATION REFERENCE

SEP 13 2 57 PM '91

No. 459145

[redacted]