QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 27417 DEEDQC
11/17/2017 01:36:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171117-0118396

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

X Fredrick X. Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of November, 2017.

Judy Walker
Notary Public

COMMISSION EXPIRES: (AFFIX SEAL)

JUDY WALKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 08-08-2021

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC Audra , 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Mona Page Kelley	Same	081 03 0 155.00
(Name) 4023 Ashland City Highway Nashville, TN 37218		
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Fredrick X. Kelley**, hereinafter referred to as Grantor, hereby quitclaims to **Mona Page Kelley, a single person**, her heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Being Lot No. 6 in the Subdivision of Lot No. 7 of Owen's Buena Vista property, a plan of which is recorded in the Register's Office of Davidson County, Tennessee, in Book No. 21, Page 44, Said Lot No. 6 fronts Fifty Feet on the East side of Nance Street and is 177 Feet deep and 50 Feet wide in the rear.

Being the same property conveyed to Thomas F. Flanigan by Deed from Sallie T. Barnes (widow) dated May 20, 1890 and recorded May 22, 1890 in Book 143, Page 178, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. F. Green by Warranty Deed from Willie Ford Green, an unmarried man dated February 27, 1948 and recorded September 28, 1948 in Book 1640, Page 131, in said Register's Office for Davidson County, Tennessee.

Further being conveyed to Houston A. Kelley by Final Decree from the State of Tennessee for the Use and Benefit of the Metropolitan Government of Nashville, dated September 13, 1991 and recorded September 13, 1991 in Book 8442, page 677, Register of Deeds Davidson County, Tennessee.

The said Houston A. Kelley having died intestate on May 20, 2013, leaving Mona Page Kelly, John H. Kelley, Troy A. Kelley, Deidre K. Muhammad, Fredrick X. Kelley and Zakkee A. Kelley as his sole heirs. See Affidavit of Heirship recorded in Instrument No. 20170912-0093373, and a second Affidavit of Heirship recorded simultaneously herewith

Further being the same property conveyed to Mona P. Kelley, a single person, by Quitclaim Deed from John H. Kelley, a single person, dated August 30, 2017, and recorded September 12, 2017 as Instrument No. 20170912-0093374, in said Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said **Fredrick X. Kelley** has hereunto set his signature, on this the 13 day of November, 2017.

X Fredrick X. Kelley
Fredrick X. Kelley

State of Tennessee)
)
County of Cheatham)

I, Judy Walkup, a Notary Public for said County and State aforesaid, do hereby certify that **Fredrick X. Kelley**, the bargainor, personally appeared before me, and proved on a satisfactory basis, acknowledged that he executed the foregoing instrument for the purposes herein contained.

Witness my hand and official seal, this the 13 day of November, 2017.

Judy Walkup
Notary Public

My Commission Expires: 06-08-21

(SEAL)

JUDY WALKUP
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 06-08-2021