Karen Y Johnson Davidson County
Batch# 153399 DEEDQC
10/23/2018 10:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181023-0104880

<u>THIS INSTRUMENT PREPARED BY:</u>
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

<u>Address New Owners</u>	**<u>Send Tax Bills To</u>**	**<u>Map-Parcel No.</u>**
John Kells 995 Gwynn Dr. Nashville, TN 37216	Same	061 07 0 114.00

Quitclaim Deed from Spouse to Spouse

<u>Grantor:</u> Mary Kells
<u>Grantee:</u> John Kells

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 and the westerly ½ of Lot No. 3 on the Plan of Broadmoore, Block "E" of Record Book 547, Page 161, Register's Office for Davidson County, Tennessee.

SAID Lot and part of Lot front together 75 feet on the northerly margin of Gwynn Drive and extends back 150 feet on the easterly and westerly lines, to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to John Kells and Mary Kells, husband and wife, by deed from Sammy Mark Smith, unmarried, of record in Instrument No. 20170314-0024927, Register's Office for Davidson County, Tennessee.

This is improved property, known as: <u>995 Gwynn Dr., Nashville, TN 37216</u>.

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

Mary Kells
Mary Kells, Grantor

State of Tennessee
County of Sumner

On October 19, 2018, before me personally appeared Mary Kells, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Lisa J. Proctor
Notary Public

My commission expires: May 25, 2022

LISA J. PROCTOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

John Kells

John Kells, Grantee

Sworn to and subscribed before me on October 19, 2018.

Lisa J. Proctor

Notary Public

My commission expires: May 25, 2022

LISA J. PROCTOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chelle Guidry

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Timothy L. Takacs, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Y. King

Notary's Signature
My Commission Expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER