Karen Johnson Davidson County
Batch# 192100 DEEDQC
02/05/2019 03:21:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190205-0011144

This Instrument
Prepared By:

Joshua L. Hunter,
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geraldine D. Kelly, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of her interest and conveys unto **Geraldine D Kelly, unmarried and Beverly Ann Devall, unmarried**, as tenants in common, hereinafter called the Grantees, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit A, HOMES AT 1316 CARDINAL AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as shown on plat of record in Instrument No. 20160304-0020868 in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same premises conveyed to Geraldine D. Kelly by Warranty Deed from David Smith recorded on the 29th day of March, 2017 in Instrument No. 20170329-0030638 in the Register's Office of Davidson County, Tennessee.

Being also known as 1316 Cardinal Avenue Nashville, Tennessee 37216.

IN WITNESS WHEREOF, We have hereunto set out hands on this 1st day of February, 2019.

Geraldine D. Kelly
Geraldine D. Kelly

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Geraldine D. Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 1st day of February, 2019.

Marcy Morgan
Notary Public

My Commission Expires: 3-3-20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

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AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Geraldine Kelly and Beverly Duvall 1316 Cardinal Ave Nashville, TN 37216	New Owner	Davidson County 06116008000

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 1st day of February, 2019.

Notary Public

My Commission Expires:

3·3·20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020