THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 215725 DEEDQC
04/09/2019 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190409-0032297

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Benjamin Kelly and David Wayne James II 1152 Olde Cameron Lane Franklin, TN 37067	Owner	071-08-0-397.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **David B. Kelly**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **David Benjamin Kelly, married and David Wayne James II, married**, hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Real property lying and being in Davidson County, Tennessee, and being **Unit 334A** and **Unit 334B** as set out and depicted on the Declaration of Covenants, Conditions, and Restrictions for 334 Queen Avenue Residences, filed of record at Instrument No. 20190313-0023222, Davidson County Register of Deeds, to which reference is hereby made for a more fill and complete description of the said real property.

Being the same property conveyed to David W. James II, by Special Warranty Deed from CitiMortgage, Inc. of record on February 4, 2019, at Instrument No. 20190204-0010258, Davidson County Register of Deeds. Further being the same property conveyed to David B. Kelly by Quitclaim Deed from David W. James, II, of record in Instrument No. 20190313-0023220, Davidson County Register of Deeds.

David B. Kelly and David Benjamin Kelly are one in the same person.

This is property commonly known as 334A and 334B Queen Avenue, Nashville, TN 37207.

Witness our hands, this 8th **day of** April **, 2019:**

David B. Kelly

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David B. Kelly**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of April, 2019.

Notary Public

My Commission Expires: Dec 8 2021

REZHEN AMEDI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF April, 2019.

Notary Public

My Commission Expires: 4/13/22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

