Karen Johnson Davidson County
Batch# 245063 DEEDQC
06/18/2019 11:56:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190618-0058606

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00, Affiant
Subscribed and sworn before me this the
18 Day of June, 2019.
Deputy Register

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
KYLE KELLEY 2208 CHANCE DR. HERMITAGE, TN 37076	PENNYMAC LOAN SERVICES P.O. BOX 30597 LOS ANGELES, CA 90030-0597	109-04-046.00CO

KNOW ALL MEN BY THESE PRESENTS:

That AUDREY KELLEY, (being one and the same as AUDREY ANN KELLEY), Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 19D399, between KYLE BENJAMIN KELLEY, Plaintiff, (being one and the same as KYLE KELLEY) and AUDREY ANN KELLEY, Defendant, does hereby demise, release, and forever quitclaim unto the said, KYLE KELLEY, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Final Plat for Cluster-Lot Subdivision, Towering Oaks, Phase One of record in Plat at Instrument No. 20071127-0137704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Ronald Long, Jr. and wife, Jessica K. Long by Warranty deed from Jonathan W. Wood and Abby Wood, husband and wife of record in Instrument No. 20160805-0081412 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 5, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental zoning regulations.

This is IMPROVED property known as 2208 Chance Drive, Hermitage, TN 37076

Being the same property conveyed to Kyle Kelley and wife, Audrey Kelley by Warranty Deed from Charles Ronald Long, Jr. and wife, Jessica K. Long, dated November 14, 2018, recorded on November 20, 2018, of record in Instrument Number 20181120-0114317 in the Register's Office of Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said KYLE KELLEY hereby agrees to pay and agrees to hold AUDREY KELLEY harmless from one original Deed of Trust in favor of Acopia, LLC. And now PennyMac Loan Services, said note bearing an original unpaid principal balance of $285,000, as evidenced by a Deed of Trust of record filed with Instrument No. 20181120-0114318, Pages 1-13, recorded on November 20, 2018 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named AUDREY KELLEY, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

AUDREY KELLEY
Grantor

Sworn to and subscribed before me
this 30th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 07/09/2022

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named KYLE KELLEY, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

KYLE KELLEY
Affiant/Grantee

Sworn to and subscribed before me
this 30th day of May, 2019.

NOTARY PUBLIC

My Commission expires: 07/09/2022

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY