QUITCLAIM DEED

M-QCD-19-213

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21st Avenue South
Nashville, Tennessee 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Thomas Kelly and James Kelly (NAME)	**New Owner** (NAME)	03312008500
3127 Lakeland Dr, (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK THOMAS KELLY** and **JAMES KELLY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PATRICK THOMAS KELLY** and **JAMES KELLY** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 42 on the Plan of Gateway, Section I, as of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said lot fronts 64 feet on the northwesterly side of Friendship Drive and runs back 199.4 feet on the northeasterly line and 162.5 feet on the southwesterly line to a dead line in the rear on which it measures 98 feet.

The said James Kelly and Helen Kelly having since divorced pursuant to Case No. 82D1670, in the Circuit Court for Davidson County, Tennessee. The said James Kelly having since died intestate on July 28, 2007, as evidenced by Small Estate Affidavit in Case No. 07P1849, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), leaving sons Patrick Thomas Kelly and James Kelly as his sole heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 20191122-0120709 and 20191122-0120710, in the Register's Office for Davidson County, Tennessee. The said Helen Kelly having since died on June 6, 2019, leaving sons Patrick Thomas Kelly and James Kelly as her sole heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 20191122-0120712 and 20191122-0120711, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Karen Johnson Davidson County
Batch# 318370 DEEDQC
11/22/2019 09:22:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191122-0120713

This is **improved** property known as: **213 Friendship Drive, Goodlettsville, Tennessee 37072**.

Witness my hand this the 5 day of November, 2019.

Patrick Thomas Kelly

STATE OF TN)

COUNTY OF Davidson)

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

Witness my hand and official seal, this the 5 day of November, 2019.

Notary Public

My Commission Expires: _____

(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Witness my hand this the 8th day of November, 2019.

James Kelly

STATE OF GA)

COUNTY OF DeKalb)

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

Witness my hand and official seal, this the 8th day of ~~October~~ November KC, 2019.

Kim Carlyle
Notary Public

My Commission Expires: 3-22-23

(SEAL)

Kim Carlyle
My Commission Expires
Notary
Public
3-22-23
DeKalb County, Georgia

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212