Karen Johnson Davidson County
Batch# 452378 DEEDQC
08/07/2020 10:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200807-0088036

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Carson Kelly<br>Carson Kelly, Affiant<br><br>Subscribed and sworn to before me, this 7th day of July, 2020.<br><br>Notary Public<br>My Commission Expires: |

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Carson Kelly and wife,<br>Barbara Kelly<br>103 Westminster Place<br>Nashville, Tennessee 37205 | SAME | 129 08 0A 103.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James P. Kelly, Jr.**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **Carson Kelly and wife, Barbara Kelly,** hereinafter called the Grantees, and the Grantees' heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 29th day of July, 2020.

**James P. Kelly, Jr.**

STATE OF Louisiana )
COUNTY OF Calcasieu )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James P. Kelly, Jr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of July, 2020.

My Commission Expires: for life

**This is certified to be a True & Exact Copy**

Karen K. Henderson
Notary Public

**Karen K Henderson, Notary #13420**

**EXHIBIT A**

**Legal Description**

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of Westminster Place, a horizontal property regime established by Master Deed of record in Book 7188, page 659, amended in Book 7464, page 270, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of A Subdivision Plat of Part of Lot 12 West Meade Farms of record in Plat Book 6250, page 887, amended in Book 6863, page 253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James P. Kelly, Jr. and wife, Ruth C. Kelly, by deed from Sara L. Fox, of record in Book 8320, page 141, Register's Office for Davidson County, Tennessee.

Ruth C. Kelly died on August 19, 2015.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of Incorporation of record in Book 7213, page 26; (3) Master Deed and By-Laws of record in Book 7188, page 659, amended in Book 7464, page 270; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 007, amended in Book 6863, page 253, said Register's Office.

This is improved property known as 103 Westminster Place, Nashville, Tennessee 37205.

## CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

