Karen Johnson Davidson County
Batch# 549373 DEEDQC
01/07/2021 11:14:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210107-0003290

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 31st day of December, 2020. Notary Public My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Jessa Sprenkle Kelley and James Wilder Kelley Jr. 2702 9th Avenue South Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 118-01-0-408.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jessa Sprenkle n/k/a Jessa Sprenkle Kelley, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jessa Sprenkle Kelley and James Wilder Kelley, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land In the County of Davidson, Tennessee, being part of Lot No. 12 on the Map of Bransford Realty Company's Montrose Park Subdivision of record in Book 547, Page 25, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the Easterly margin of 9th Avenue, South, at the Southeast corner of the property conveyed to George W. Forehand by Deed from F.A. Shelby and wife, of record in Book 1389, Page 351, said Register's Office; Thence with said Forehand's Southern boundary line Eastwardly 72.0 feet, more or less, to a point in the Westerly line of Lot No. 11 on said plan; Thence with the line between Lots Nos. 11 and 12 Southwardly 503 feet; thence Westwardly 79.6 feet to the Easterly margin of 9th Avenue, South; Thence with the same Northwardly 64.3 feet to the beginning.

Being the same property conveyed to Jessa Sprenkle, single woman by Warranty Deed from William H. Smallman and Ashleigh S. Smallman, husband and wife of record in Instrument No. 20140815-0073869, Register's Office for Davidson County, Tennessee, dated August 11, 2014 and recorded on August 15, 2014.

Being also known as 2702 9th Ave S, Nashville, TN 37204.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December 2020.

Jessa S. Kelley

Jessa Sprenkle n/k/a Jessa Sprenkle Kelley

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jessa Sprenkle n/k/a Jessa Sprenkle Kelley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of December 2020.

M. Alexis Mendl

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 05/03/2021