Karen Johnson Davidson County
Batch# 645447 DEEDQC
05/27/2021 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210527-0072149

| QUITCLAIM DEED | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $0.00.<br><br>Affiant<br><br>*Subscribed and sworn before me this 26th day of May, 2021.*<br><br>Notary Public<br>My commission expires: 3-3-2025<br>(Affix Seal) |
|---|---|

CLIFFORD LIPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 3-3-2025

THIS INSTRUMENT PREPARED BY
Teresa M. Morgan, Attorney, PO Box 60711, Nashville, Tennessee 37206

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| John Kelly & Jennifer Barrie<br>1431 Sumner Ave.<br>Nashville, TN 37206 | same | 083 06 0 004.00 |

THIS INDENTURE made and entered into on this 26th day of May, 2021, between **John Kelly, unmarried and Jennifer Barrie, unmarried** (collectively, "Grantor"), and **John Joseph Getz Kelly, IV and Jennifer Barrie, as tenants in common with rights of survivorship** (collectively "Grantee"), and hereby transfers and conveys the certain parcel of real property described below to the Grantee:

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Being Lot No. 33 on the map of the subdivision of part of the Weakly Home Place of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Getz Kelly and wife, Kiesa Kelly by Warranty deed from Albert A. Smith, III and wife, Anne Gallaher, of record in Instrument No.

20050629-0074746, Register's Office for Davidson County, Tennessee, dated June 17, 2005 and recorded on June 29, 2005.

Being the same property conveyed to John Kelly, unmarried and Jennifer Barrie, unmarried, by Quitclaim Deed from John Getz Kelly, unmarried and Kiesa Kelly, unmarried, of record in Instrument No. 20191227-0134092 dated the 23rd of December, 2019, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1431 Sumner Avenue, Nashville, Tennessee 37206, and is shown on all tax records as same, but such address is not part of the legal description of the property herein and in any event of any discrepancy, the legal description herein shall control.

John Kelly is one and the same as John Getz Kelly. Further, John Kelly is also one and the same as John Joseph Kelly, IV and John Joseph Getz Kelly, IV.

Current Parcel ID No: 083 06 0 004.00

**THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.**

**This conveyance is made expressly to vest the real property known as 1431 Sumner Ave, Nashville, Tennessee 37206 in John Kelly and Jennifer Barrie, both unmarried, as tenants in common with rights of survivorship.**

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

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

**JOHN JOSEPH GETZ KELLY, IV**

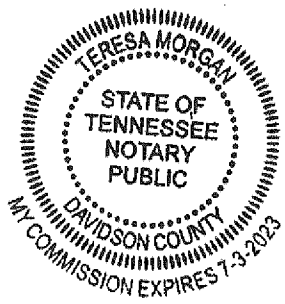
**JENNIFER BARRIE**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **JOHN JOSEPH GETZ KELLY, IV** with whom I am personally acquainted and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 26th day of May, 2021.

Teresa Morgan
Notary Public
My Commission Expires 7/3/2023.

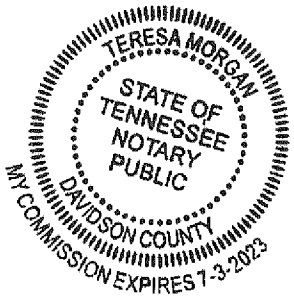



**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **JENNIFER BARRIE**, with whom I am personally acquainted and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 26th day of May, 2021.

Teresa Morgan
Notary Public
My Commission Expires 7/3/2023.



# TRUE COPY CERTIFICATION

I, Teresa Morgan 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 documents executed and authenticated according to law.

Teresa Morgan 5/27/21

Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, R. Houston Akin, a notary public for this county and state, Teresa Morgan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/6/22

Notary's Seal:

