QUITCLAIM DEED

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 18th DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Y-SB-VRES-21-221

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Kelman Family Trust dated July 20, 2017	**New Owner**	
(NAME) **221 Leonard Ave,**	(NAME)	**104-13-0-063.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NAOMI KELMAN AND ATTILA KELMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAOMI KELMAN AND ATTILA KELMAN, TRUSTEES OF THE KELMAN FAMILY TRUST DATED JULY 20, 2017** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Bransford Realty Co's Subdivision of certain lots in Whitland Realty Company's Subdivision of record in Plat Book 547, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No.31 fronts 60 feet on the Westerly margin of Leonard Avenue and extends back between parallel lines 200 feet to a Dead line.

Being the same property conveyed to Naomi Kelman and Attila Kelman, wife and husband of record in 20210618-0082844, Register's Office for Davidson, 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.

This is **improved** property known as: **221 Leonard Ave, Nashville, Tennessee 37205**.

Karen Johnson Davidson County
Batch# 659954 **DEEDQC**
06/18/2021 03:07:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210618-0082847

Witness my/our hand(s) this the 9th day of June, 2021.

Naomi Kelman by Attila Kelman ATTORNEY IN FACT
Naomi Kelman by Attila Kelman, Attorney-In-Fact

Attila Kelman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ATTILA KELMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NAOMI KELMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said NAOMI KELMAN.

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ATTILA KELMAN, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212
615-383-2903