THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 701512 DEEDQC
08/20/2021 09:06:33 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20210820-0112720

)0-7096

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

MARK C. KELLEY, AFFIANT

Subscribed and sworn to before me, this 16th day of August 2021.

NOTARY PUBLIC
My Commission Expires: 11/6/2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MARK C. KELLEY, TRUSTEE 7630 Sleepy Summit Lane Fairview, TN 37062	New Owner	Map and Parcel No.: 155020A04300CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Donna A. Kelley, ("Grantor") do hereby quitclaim, transfer and convey unto Mark C. Kelley, Trustee of the Carlton and Donna Kelley Irrevocable 2020 Gift Trust, created December 14, 2020, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 8199 Poplar Creek Road, Nashville, TN 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Montcastle Estates of record in Plat Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 43 fronts 86.00 feet on the southeasterly margin of Poplar Creek Road and extends back between parallel lines 126.88 feet to a dead line in the rear, measuring 86.00 feet thereon.

This conveyance is made subject to the following: (1) taxes, a lien which are not yet due and payable; (2) All matters appearing on plan of Montcastle Estates of record in Book 6900, Page 326 and 327, Register's Office for Davidson County, Tennessee; (3) Covenants, conditions, restrictions, reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7170, Page 926, and amended in Book 7260, page 295 and in any allied instrument(s) referred to in said restrictions; (4) Charter for Montcastle Homeowners Association of record in Book 7421, Page 27; (5) Easement as set forth in instrument recorded in Book 9161, Page 847; (6) Easement as set forth in instrument recorded in Book 8068, Pages 271, 276, 281, 286, 291, 296, and 508.

Being the same property conveyed to Carlton B. Kelley and wife, Donna A. Kelley, from James A. Foran and wife, Ann S. Foran, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20110812-0062499. Carlton B. Kelley having since died, leaving Donna A. Kelley as the surviving tenant.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 16th day of August 2021.

Mark C. Kelley as Power of Attorney
for Donna A. Kelley, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mark C. Kelley as Power of Attorney for Donna A. Kelley**, the Grantor, 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 at office, this 16 day of August 2021.

Notary Public

My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

EXHIBIT A

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that as principal (the "Principal") I, DONNA A. KELLEY, of Davidson County, Tennessee, have made, constituted and appointed, and by these presents do make, constitute and appoint my son, MARK C. KELLEY, or if unable to serve or continue to serve, my daughter-in-law, LISA H. KELLEY, or if unable to serve or continue to serve, my grandson, CAMERON SCOTT KELLEY, as my true and lawful attorney-in-fact ("Attorney"). This power of attorney shall become effective immediately upon its execution. Attorney is authorized in Attorney's absolute discretion from time to time and at any time with respect to any property, real or personal, at any time owned or held by me and without authorization of any court and in addition to any other rights, powers or authority granted by any other provision of this power of attorney or by statute or general rules of law (and regardless of whether I am mentally incompetent or physically or mentally disabled or incapable of managing my property and income), with full power of substitution, as follows:

1. To do and perform all and every act, deed, matter and thing whatsoever in and about my estate, property and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person, if personally present, the specifically enumerated powers described below being in aid and exemplification of the full, complete, and general power herein granted and not in limitation or definition thereof.

2. To demand, sue for and receive all debts, moneys, securities for money, goods, chattels, legacies or other personal property to which I am now or may hereafter become entitled, or which are now or may become due, owing or payable to me from any person or persons whomsoever, and in my name to give effectual receipts and discharges for the same.

3. To borrow from time to time such sums of money and upon such terms as Attorney may think expedient for or in relation to any of the purposes or objects aforesaid, or for any other purpose, upon the security of any of my property, whether real or personal, and for such purposes to give and execute open or unsecured notes and acknowledge mortgages or trust deeds with such powers and provisions as Attorney may think proper, as well as such notes or bonds as it is necessary or proper to use therewith.

4. In my name, and as my act and deed, to sign, seal, acknowledge and deliver all such leases and agreements, including any documents relating to employee benefit plans, qualified retirement plans and individual retirement arrangements, as shall be requisite, or as

Attorney shall deem necessary or proper in the care and management of my estate; and to receive and collect all the rents that may be payable to me, and in my name to sign effectual receipts for same.

5. To manage and superintend all of my real property wheresoever situate and found and to erect, pull down and repair houses or other buildings, or machinery or otherwise improve any of the premises, and to insure the buildings against damage by fire and windstorm.

6. To subdivide, develop or dedicate real property to public use or to make or obtain the vacation of plats and adjust boundaries, to adjust differences in valuation on exchange or partition by giving or receiving consideration, and to dedicate easements to public use without consideration.

7. To make, draw, sign or endorse in my name any checks, drafts, bills of exchange or promissory notes in which I shall be interested or concerned, or which shall be requisite in or about my business.

8. To sell and dispose of such shares of stock as I now hold or may hereafter hold in any business corporation, or any bonds or securities of the United States or any state or municipal corporation or private company, and to receive the consideration money for the sale thereof, and for me and in my name to transfer such shares, bonds or securities to the purchaser or purchasers thereof.

9. To vote in person or by proxy upon any item of security or property owned by me; to agree to the reorganization, merger or consolidation of any corporation whose stock is owned by me, and to unite, in Attorney's discretion, with other owners of similar property in carrying out any plan, making any change, giving any assent, entering into any shareholders' or other similar agreement, and paying any sums of money affecting such securities or property, and, generally, to exercise in respect thereof the same rights and powers as are or may be lawfully exercised by persons owning similar property in their own right, and incident thereto, to accept in exchange for such stock or securities or other property, other stock, securities or property, whether legal investments or not, in such reorganized or new corporations.

10. To invest and reinvest all or any part of my property in any property and undivided interests in property, wherever located, including bonds, debentures, notes, secured or unsecured, stocks of corporations regardless of class, interest in limited partnerships, real estate or any interest in real estate whether or not productive at the time of investment, interests in trusts, investment trusts, whether of the open and/or closed fund types, and the participation in common, collective or pooled trust funds, employee benefit plans, qualified retirement plans, individual retirement arrangements or annuity contracts without being limited by any statute or rule of law concerning investments by fiduciaries.

11. To purchase for my benefit and in my behalf United States Government bonds redeemable at par in payment of United States estate taxes imposed at my death upon my estate.

12. To contract with any bank or trust company for the maintenance of a lock box in my name; to obtain entry to and enter any lock box in any bank or trust company wherein I may have leased or rented same, and to place therein any papers, instruments, bonds, securities or other property belonging to me or to remove any such papers, instruments, bonds, securities or other property therefrom.

13. To bargain, sell, grant and convey to such person or persons, and for such sum or sums of money or other consideration or considerations (including as a charitable contribution) as Attorney shall deem most for my advantage and profit, and all of my property, real, personal or mixed, wheresoever situate and found; to make all necessary deeds and conveyances thereof, with such covenants, warranties and assurances as Attorney shall deem expedient; to sign, seal, acknowledge and deliver the same; to accept and receive the sum or sums of money or other consideration or considerations which shall be coming to me on account of such sale or sales.

14. To commence, prosecute or enforce, or to defend, answer or oppose, all actions or other legal proceedings touching any of the matters aforesaid, or any other matters in which I am or may hereafter be interested or concerned; and also, if it shall seem best, to compromise, refer to arbitration or submit to judgment in any such action or proceeding.

15. To adjust, settle, compromise or submit to arbitration any accounts, debts, claims and demands, disputes and matters, touching any of the matters aforesaid, or any other matters which are now subsisting or may hereafter arise between me and any other person or persons or between Attorney or any other person or persons.

16. To appoint and employ counsel, agents, servants or other persons, at such salary or for such compensation as Attorney may think proper, and to dismiss or discharge them and appoint or employ others in their place and stead.

17. To sign and execute in my name and as my act and deed all state and federal tax returns, including any elections or disclaimers pertaining thereto, both preliminary and final, and to appear for me and represent me before the Treasury Department in connection with any matter involving federal taxes for any year whatsoever, in which I am a party, giving Attorney full power to do everything whatsoever requisite and necessary to be done in the premises and to receive refund checks, to execute waivers of the statute of limitations, and to execute closing agreements, as fully as the undersigned might do if done in his own capacity with full power of substitution and revocation, at any time subsequent to the date hereof and prior to the revocation hereof.

18. To make gifts of property, both real and personal to my spouse, children, grandchildren and their spouses, or any trusts created for their benefit and in addition thereto to make gifts to the aforementioned persons and trusts as provided in Section 34-6-110, Tennessee Code Annotated which I hereby incorporate by reference in its entirety as completely as if copied herein verbatim, provided, however, that no single gift during any calendar year shall exceed the Federal Gift Tax Annual Exclusion then in effect for such year (or twice such amount if my spouse consents to having such gift treated as made one-half by her pursuant to Section 2513 of

the Internal Revenue Code, as amended). For purposes of this limitation, a gift in trust shall be deemed a gift to each of the beneficiaries.

19. To employ and compensate medical personnel including physicians, surgeons, dentists, medical specialists, nurses, and paramedical assistants deemed by Attorney needful for the proper care, custody and control of my person and to do so without liability for any neglect, omission, misconduct or the fault of any such physician or other medical personnel, provided such physician or other medical personnel were selected and retained with reasonable care, and to dismiss any such persons at any time, with or without cause.

20. To purchase, cancel, surrender, settle, receive or to do any or all acts on my behalf with respect to any type of insurance or pertaining thereto that I could do in my own person.

21. To access, handle, distribute, and dispose of digital assets owned by me personally and by my estate, and the power to obtain, access, modify, delete, and control my passwords and other electronic credentials associated with digital devices and digital assets owned by me or my estate.

Furthermore, if through any judicial proceeding I am deemed to be incapacitated and a conservator of my property is to be appointed, I desire that my Attorney be appointed as such conservator of my property.

Attorney is fully authorized and empowered to perform any other acts or things necessary, appropriate, or incidental thereto, with the same validity and effect as if I were personally present, competent, and personally exercised the powers myself. All acts lawfully done by Attorney hereunder during any period of my disability or incapacity shall have the same effect and inure to the benefit of and bind me and my heirs, devisees, legatees and personal representatives as if I were mentally competent and not disabled or incapacitated. The powers herein conferred may be exercised by Attorney alone and the signature or act of Attorney on my behalf may be accepted by third persons as fully authorized by me and with the same force and effect as if done under my hand and seal and as if I were present in person, acting on my own behalf and competent. No person who may act in reliance upon the representations of Attorney for the scope of authority granted to Attorney shall incur any liability to me or to my estate as a

result of permitting Attorney to exercise any power, nor shall any person dealing with Attorney be responsible to determine or insure the proper application of funds or property.

As previously stated, this power of attorney shall become effective immediately upon its execution. This power of attorney shall remain in full force and effect notwithstanding my disability or incapacity, and my disability or incapacity shall not cause this power of attorney to be revoked.

These presents shall extend to and be obligatory upon the respective executors, administrators, legal representatives and successors, of the parties hereto.

This Durable Power of Attorney is executed in compliance with Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature this the 14th day of December 2020.

Donna A. Kelley

DONNA A. KELLEY, Principal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelly Salva, Notary Public of the state and county aforesaid, DONNA A. KELLEY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December 2020.

Shelly Salva
Notary Public

My commission expires: 3/7/2023

