

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 757195 DEEDQC
11/17/2021 02:19:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211117-0153244

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 17th day of November 2021.

NOTARY PUBLIC
My Commission Expires: 5/5/2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DONNA A. KELLEY 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, Mark C. Kelley, as Trustee ("Trustee") of the Carlton and Donna Kelley Irrevocable 2020 Gift Trust created December 14, 2020 ("Trust"), do hereby quitclaim, transfer and convey unto Donna A. Kelley, her successors and assigns, all of the Trust's 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 Mark C. Kelley, as Trustee of the Carlton and Donna Kelley Irrevocable 2020 Gift Trust dated December 14, 2020, from Donna A. Kelley by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20210820-0112720.

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, Trustee has executed this instrument on this the 17th day of November 2021.

Mark C. Kelley, as Trustee of the
Carlton and Donna Kelley Irrevocable
2020 Gift Trust

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 Trustee of the Carlton and Donna Kelley Irrevocable 2020 Gift Trust**, 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 17th day of November 2021.

Notary Public

My Commission Expires: 5/5/2025

