Karen Johnson Davidson County
Batch# 764688 DEEDQC
12/01/2021 02:45:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0159124

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/2022
(AFFIX SEAL)

NICHELE BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WIDRIG LAW, PLLC
500 Church Street, Suite 250
Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Ann Lavely	**Kelly Ann Lavely**	
(NAME) **1000 Due West Valley Drive**	(NAME) **1000 Due West Valley Drive**	**051-05-0-020.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND IN CONSIDERATION OF THE MUTUAL PROMISES AND COVENANTS IN THE PARTIES' MARITAL DISSOLUTION AGREEMENT AND FINAL DECREE OF DIVORCE, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID MICHAEL LAVELY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **KELLY ANN LAVELY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A tract of land in the 11h Civil District of Davdson County, Tennessee, being described by a survey prepared by ohn B. Bates, Surveyor, as follows:

Beginning at an iron pin at a point 465.0 feet from the northeasterly corner of the property belonging to Idella Adams of record in Book 2105, Page 169, said Register's Office, at the southernly margin of a 20 foot strip reserved for roadway purposes; thence South 9 deg. 46' East 338.0 feet to an iron piin; thence south 9 deg. 46' East 370.0 feet with an existing fence line at an iron pin in a fence corner; thence N 88 deg. 53' West 379.04 feet with the fence line to an iron pin; thence North 10 deg. West 699.0 feet to an iron pin; thence South 88 deg. 53' East 379.04 feet to the point of beginning, containing 6.10 acres,, more or less.

TOGETHER with an easement for ingress and egress to the aforedescribed property over an across the following described property. Beginning at a point in the northwesterly corner of the property

belonging to Idella Adams of record in Book 2105, Page 169; thence South 10 deg. East 300.0 feet to a point; thence South 10 deg. East 156.97 feet to an iron pin, being the northwesterly corner of the above conveyed tract; thence South 88 deg. 53' East 50 feet to an iron pin; thence North 10 deg. 59' East 356.97 feet to a point; thence North 10 deg. 59' West 80.00 feet to a point in the southerly margin of a 20 foot strip reserved for roadway purposes; thence South 86 deg. West 50.0 feet to the point of beginning.

Being the same property conveyed to Michael W. Rhule and Jerilee Wiggs, as joint tenants with right of survivorship by Warranty deed from Frances Elizabeth Bandy, unmarried of record in Book 9834, page 944, Register's Office for Davidson County, Tennessee, dated June 19, 1995 and recorded on October 23, 1995. The said Michael W. Rhule and Jerille Wiggs have since married each other and Jerilee Wiggs is n/k/a Jerilee Rhule.

Being the same property conveyed to David Michael Lavely and Kelly Ann Lavely, as joint tenants with right of survivorship by Warranty deed from Michael W. Rhule and Jerilee Wiggs n/k/a Jerilee Rhule, Legal Reference 20190523-0049040, Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 23, 2019.

Being improved property also known as 1000 Due West Valley, Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applied to all genders.

K. L.

It is expressly agreed by the parties hereto that all taxes for the year 2021 shall be paid by the GRANTEE.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

*****This instrument has been prepared by information provided by the parties*****

*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 15th day of November, 2021.

DAVID MICHAEL LAVELY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MICHAEL LAVELY, the within named grantor/bargainor, 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, this the 15th day of November, 2021.

MICHELE BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michele Bates
Notary Public

My Commission Expires: 11/8/2022

Witness our hands this the 1 day of December, 2021.

KELLY ANN LAVELY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY ANN LAVELY, the within named grantee/bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 day of December, 2021.

Notary Public

My Commission Expires: 9/6/22

ALEXANDRA LOVAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON