Karen Johnson Davidson County
Batch# 784282 DEEDQC
01/04/2022 11:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220104-0001138

QUITCLAIM DEED

MAIL RECORDED DEED TO:

EVERETT EDWARD KELLEY JR.
MANDY BARTON KELLEY
210 PADDOCK LANE
NASHVILLE, TN 37205-3337

OWNER (SEND TAX BILLS TO):

EVERETT EDWARD KELLEY JR.
MANDY BARTON KELLEY
210 PADDOCK LANE
NASHVILLE, TN 37205-3337

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EVERETT EDWARD KELLEY JR., a married man, who acquired title as an unmarried man, joined by his spouse, MANDY BARTON KELLEY (herein, "Grantor"), whose address is 210 Paddock Lane, Nashville, TN 37205-3337, hereby bargains, sells, remises, releases, quit claims and conveys to EVERETT EDWARD KELLEY JR. and MANDY BARTON KELLEY, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 210 Paddock Lane, Nashville, TN 37205-3337, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 210 Paddock Lane, Nashville, TN 37205-3337

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 116 14 0 047.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 16 day of December, 2021

GRANTOR:

Everett Edward Kelley Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Everett Edward Kelley Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of December, 2021

[Affix Notary Seal]

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/25/2022

GRANTOR:

Mandy Barton Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mandy Barton Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of DECEMBER, 2021

[Affix Notary Seal]

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/25/2022

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is _____.

Grantee:

Grantee signature: _____
Everett Edward Kelley Jr.

Subscribed and sworn to under oath before me, this 16 day of DECEMBER, 2021 by Everett Edward Kelley Jr.

[Affix Notary Seal]

DANIEL V. HOFMEISTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/25/2022

Grantee:

Grantee signature: _____
Mandy Barton Kelley

Subscribed and sworn to under oath before me, this 16 day of DECEMBER, 2021 by Mandy Barton Kelley.

[Affix Notary Seal]

DANIEL V. HOFMEISTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/25/2022

EXHIBIT A

[Legal Description]

The Land is described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 34 and 35 on the Map of Belle Meade Subdivision of record in Book 1130, page 3, Register's Office for said County to which plan reference is hereby made for a more complete description.

For information purposes only: Parcel Number 116 14 0 047.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20180221-0016433 on February 21, 2018.

PIN NO: 116 14 0 047.00

STREET ADDRESS:

210 Paddock Lane, Nashville, TN 37205-3337

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Alejandra Quintero, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 16, 2021 (date of document).

Affiant Signature

December 16 2021

State of New York

County of New York

Sworn to and subscribed before me this December 16, 2021

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
Registration Number # 01CA6357557
Qualified in Suffolk County
Commission Expires April 24, 2025