THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **File 220340174**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 18th day of April, 2022. _____ Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 844854 DEEDQC
04/25/2022 11:25:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220425-0047245

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Edith Kelsey 1604 S Observatory Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 117 15 0 100.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Thomas H. Kelsey, Sr., unmarried and Edith J. Kelsey, unmarried as to 2/3% undivided interest and Edith H. Johnston as to 1/3% undivided interest, and as tenants in common with right of survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Edith Kelsey, unmarried,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section 1, Green Hills Subdivision, of record in Book 547, Page 128, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 33 fronts 75 feet on the Northerly margin of Observatory Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Thomas H. Kelsey, Sr. and wife, Edith J. Kelsey as to 2/3% undivided interest and Edith H. Johnston as to 1/3% undivided interest, and as tenants in common with right of survivorship, by Quit Claim Deed from Thomas H. Kelsey, Sr. and wife, Edith J. Kelsey and Edith H. Johnston, as tenants in common with right of survivorship, of record in Instrument No. 20101202-0096183, in the Register's Office of Davidson County, Tennessee, dated November 26, 2010 and recorded on December 02, 2010.

Being the same property conveyed to Thomas H. Kelsey, Sr. and wife, Edith J. Kelsey and Edith H. Johnston, as tenants in common with right of survivorship, by Quit Claim Deed from Thomas H. Kelsey,

Sr. and wife, Edith J. Kelsey, of record in Instrument No. 20091203-0110714, in the Register's Office of Davidson County, Tennessee, dated November 27, 2009 and recorded on December 03, 2009.

Being the same property conveyed to Thomas H. Kelsey, Sr. and spouse, Edith J. Kelsey, by Warranty Deed from Richard E. Rainey and spouse, Ellen B. Hunter, of record in Book 9428, Page 471, in the Register's Office of Davidson County, Tennessee, dated August 02, 1994 and recorded on August 04, 1994.

Edith Kelsey is a/k/a Edith J. Kelsey.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April 2022.

Thomas H. Kelsey, Sr.

Edith J. Kelsey

Edith H. Johnston

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 Thomas H. Kelsey, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of April 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

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 Edith J. Kelsey, and Edith H. Johnston, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of April 2022.

_____
Notary Public
My Commission Expires: _____

