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 7 DAY OF Sept, 2022

Notary Public

MY COMMISSION EXPIRES: 06/11/2023
(AFFIX SEAL)

Joan C. Bell NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/11/2023 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank N. Kelley and Stephanie A. Kelley, Co-Trustees	Same	
(NAME)	(NAME)	150-09-0-164.00
3024 Cedarcliff Court		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

FRANK N. KELLEY, III AND STEPHANIE A. KELLEY, HUSBAND AND WIFE ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANK N. KELLEY, III AND STEPHANIE A. KELLEY, CO-TRUSTEE'S OF THE 3024 CEDARCLIFF COURT TRUST ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 92 ON THE PLAN OF PHASE II, FOREST VIEW PARK, SECTION V OF RECORD IN PLAT BOOK 6250, PAGE 458, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FRANK N. KELLEY, III AND STEPHANIE A. KELLEY, HUSBAND AND WIFE, BY WARRANTY DEED FROM MARY E. PHRACHAK AND SITHIDET PHRACHAK, WIFE AND HUSBAND OF RECORD IN INSTRUMENT NUMBER 20171003-0101127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****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*****

Karen Johnson Davidson County
Batch# 916998 DEEDQC
09/15/2022 10:27:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220915-0102951

This is **improved** property known as: **3024 Cedarcliff Court, Antioch, TN 37013**

Witness our hands this the 16TH day of AUGUST, 2022.

FRANK N. KELLEY, III

STEPHANIE A. KELLEY

STATE OF MASS.
COUNTY OF ESSEX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK N. KELLEY, III**, the within named 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 16TH day of AUGUST, 2022.

Notary Public
My Commission Expires:

CHARLES KIRK HOLMQUEST
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
9/30/2027

STATE OF MASS.
COUNTY OF ESSEX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHANIE A. KELLEY**, the within named 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 16TH day of AUGUST, 2022.

Notary Public
My Commission Expires:

CHARLES KIRK HOLMQUEST
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
9/30/2027

