Karen Johnson Davidson County
Batch# 955512 DEEDQC
12/28/2022 10:49:39 AM 2 pgs
Fees: $13.00 Taxes: $391.83
20221228-0133072

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration fo
$105,900.00.

Affiant

Subscribed and sworn to before me, this 27 day of December, 2022

Notary Public

My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2026

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Alex Nicole Kelly<br>920 Granada Ave<br>Nashville, TN 37206 | New Owner | 083-01-0-440.00 |

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, **Zachary Rogers, married** hereinafter referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Alex Nicole Kelly, married,** successors and assigns all of his rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1974, and being parts of Lots 21 and 22 of the James Burns Subdivision of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Granada Avenue South 87 degrees 18' 16" East 241.19 feet from the Northeast corner of the property of James U. Locke, Jr., et ux, of record in Book 4324, Page 687, Register's Office for said County; thence along the Southerly margin of Granada Avenue South 87 degrees 18'16" East 60.00 feet to a point; thence, South 03 degrees 50' 51" West 120 feet to a point; thence North 87 degrees 18' 16" West 60.00 feet to a point; thence North 3 degrees 30' 51" East 120.00 feet to the point of beginning.

Said property described above also known as Lot No. 1 on the Plan of the Resubdivision of Portions of Lots 21-23 and a 15' strip as shown on the James Burns Subdivision, of record in Plat Book 4885, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Alex Nicole Kelly, an unmarried woman, and Zachary Rogers, a married man, as tenants with right of survivorship, by Warranty Deed from Nash BNB, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20180502, 0041700, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2022.

Zachary Rogers

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 Zachary Rogers, the 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 at office, this 12th day of December, 2022.

Kim Hurst
Notary Public

My Commission Expires: 1/28/26

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026