PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Feb., 2023.

Notary Public
My Commission Expires: 7/1/25

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

Karen Johnson Davidson County
Batch# 967221 DEEDQC
02/03/2023 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230203-0008087

Address New Owner	Send Tax Bills	Map-Parcel Numbers
TIN Real Estate Investments, LLC **1847 Utica Pike** **Jeffersonville, IN 47130**	**Same**	**053 03 0 309.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Brent Kellems and Dana Kellems, husband and wife, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto TIN Real Estate Investments, LLC, its successors and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 222, Section "C", Village of Old Hickory, as shown by plat recorded July 16, 1948, in Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Debow Street, containing 0.08 acres, more or less.
>
> Subject to and/or reserving one (2) permanent easement 4.8 feet wide, more or less, for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.
>
> Being the same property conveyed to Brent Kellems and Dana Kellems by deed from Lowell Herd, Executor of the Estate of Maggie A. Herd, of record in Instrument No. 20151103-0112127, Register's Office for Davidson County, Tennessee.

This is improved property known as 1502 Debow Street, Old Hickory, Tennessee 37138.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of January, 2023.

Brent Kellems

Dana Kellems

STATE OF Indiana
COUNTY OF Clark

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

Witness my hand and official seal at Jeffersonville (Clark Co.) Indiana ~~Tennessee~~, this 25th day of January, 2023.

Notary Public Jennifer M. Grooms

My Commission expires 7/9/2023
Comm #667855

I, Emily Hobby, 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 this 25th day of Jan. 2023

Emily Hobby

Dated February 2, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobby who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of February, 2023

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY