Karen Johnson Davidson County
Batch# 967882 DEEDQC
02/06/2023 12:28:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230206-0008513

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNES COUNTY OF DAVI The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 2 day of February, 2023. Notary Public My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Grant Winston Kelley and Jeffrey Kelley 2322 Knowles Avenue Nashville, TN 37204	New Owner	Map and Parcel No.: 105-14-0C-064.00

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, **Grant Winston Kelley, unmarried man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Grant Winston Kelley, unmarried man, as to a 50% interest as tenant in common, and Jeffrey Kelley, a married man, as to a 50% interest as tenant in common**, their heirs and assigns, all of his 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 Unit No. 2322 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Grant Winston Kelley, unmarried man by Warranty Deed from Heather Garnett Macnew, an unmarried woman, dated December 2, 2020 and recorded on December 4, 2020 in Instrument No. 20201204-014268, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2322 Knowles Avenue, Nashville, TN 37204.**

Grantor covenants that he is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 2 day of February, 2023.

Grant Winston Kelley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Grant Winston Kelley**, 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, at Office, this 2 day of February, 2023.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024