Karen Johnson Davidson County
Batch# 970492 DEEDQC
02/13/2023 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230213-0010502

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
John J. Kells and
Mary L. Kells, Trustee
995 Gwynn Drive
Nashville, TN 37216

Send Tax Bills To
Same

Map-Parcel No.
061 07 0 114.00

Quitclaim Deed to Trustee

Grantor: John Kells (married)
Grantee: John J. Kells and Mary L. Kells, Trustee of the Revocable Trust of John J. Kells and Mary L. Kells, dated December 11, 2019

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 and the westerly ½ of Lot No. 3 on the Plan of Broadmoor, Block "E" of record in Record Book 547, Page 161, Register's Office for Davidson County, Tennessee.

SAID Lot and part of Lot front together 75 feet on the northerly margin of Gwynn Drive and extends back 150 feet on the easterly and westerly lines, to a line in the rear measuring 75 feet thereon

Being the same property conveyed to John Kells and Mary Kells, husband and wife, by deed from Sammy Mark Smith, unmarried, of record in Instrument No. 20170314-0024927, Register's Office for Davidson County, Tennessee, and Mary Kells having conveyed her interest to John Kells by deed of record in Instrument No. 20181023-0104880, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 995 Gwynn Drive, Nashville, TN 37216.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

John Kells, Grantor

Mary L. Kells, Grantor

Mary L. Kells, wife of John J. Kells, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On February 8, 2023, personally appeared before me, John Kells, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

On February 8, 2023, personally appeared before me, Mary L. Kells, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

John J. Kells, Trustee
Grantee

Sworn to and subscribed before me on February 8, 2023.

Notary Public
My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 February 8, 2023.

Signature

2/8/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 8, 2023.

Notary's Signature
My Commission Expires: 03/25/2025

