Karen Johnson Davidson County
Batch# 991733 DEEDQC
04/13/2023 09:51:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230413-0027129

Prepared By and Return To:
The Coop Firm, PLLC
740 Conference Dr. C-31
Goodlettsville, TN 37072
(615) 219-5052

Name and Address of New Owner	Send Tax Bills To:
Thomas C. Kelley Jr. & Gail G. Kelley Trustees of "The T & G Revocable Living Trust, dated April 1 2023" 3978 Calista Road Cross Plains, TN 37049	Same
Tax Map Parcel No. 00700018800	

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Thomas C. Kelley and Gail G. Kelley (the "Grantors"),** do hereby sell, transfer, convey and quitclaim unto Thomas C. Kelley Jr. and Gail G. Kelley, Trustees of **"The T & G Kelley Revocable Living Trust dated April 1, 2023, and any amendments thereto"** herein the Grantees, their successors, and assigns, property, structures, houses and any other improvements in THE TENTH COUNCIL MANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, to-wit:

BEING a parcel of land in the first precinct of the tenth councilmanic district of Davidson County, City of Goodlettsville, Tennessee and shown as Part of Parcel 055 on Davidson County Property Map 7 and being described as tract five according to a survey by George C. Gregory, registered land surveyor No. 1331, dated February 28, 1997, and known as project No. 97-103.

Beginning at an iron pin set this survey in the East Margin of Baker Station Road, said point of beginning being Northerly 1,040.32 feet, more or less, from the East Margin of Springfield Highway (Dickerson Pike) (U.S. Highway 41) as measured along said East Margain of Baker Station Road and also being the Northwest corner of Tract Four, and the Southwest corner of the Parcel being described;

Thence N 7 degrees 52'00" E, 208.11', with said East Margin of Baker Station Road to an iron pin set this survey, the Northwest corner of the tract being described and the southwest corner of property conveyed to Donald A. Trivett by Deed of Record in Book 9656, Page 203, R.O.D.C., TN. said iron pin being in an old fenceline (23.5' from centerline of pavement) and 512.3' Southerly, as measured along the East Margin of Baker Station Road, from a corner fence post;

Thence S 88 degrees 26' 27" E. 620.74', with said Trivett's south line to an existing iron pin and a point of change of direction in the North line of the parcel being described;

Thence N 07 Degrees 33' 48" E, 789.19, with said Trivett's East Line to an existing iron pin in a fenceline, in the South Line of property, conveyed to Bev A. Ricker by deed of record in book 6859, Page 741 R.O.D.C., TN, at a point of change of direction in the North Line of the parcel being described;

Thence S 84 Degrees 21' 13" E. 624.87', more or less with an old fenceline and said Ricker's South Line, to an iron pin set this survey, the Northeast corner of the Parcel being described and a point of change of direction in the North Line of Tract Four;

Thence S 31 degrees 45' 11" W, 670.45, to an iron pin set this survey at a point of change of direction in the East Line of the parcel being described;

Thence S 42 Degrees 42' degrees 42' 37" W, 230.09', to an iron pin set this survey at a point of change of direction in the Southeast Line of the parcel being described;

Thence S. 61 Degrees 27' 51" W, 180.02', to an iron pin set this survey at a point of change of

direction in the South Line of the parcel being described;

Thence S. 84 degrees 46' 09" W, 595.26', to an iron pin set this survey at a 36" Sycamore Tree at a point of change of direction in the South Line of the parcel being described;

Thence S 75 degrees 02' 59" W, 118.91', with the South Line of the parcel being described and the North Line of Tract Four, to the point of Beginning.

Containing 10.43 acres or 452, 292 square feet, more or less, including improvements, houses, structures, etc.

CURRENT SOURCE OF TITLE
2015 1203-0121 804

Street Address 2352 Baker Station Road, Goodlettsville, Tennesse 37072
Tax Map Parcel No. 00700018800

SUBJECT TO ALL RESTRICTIONS AS SET FORTH IN PRIOR DEEDS.

Grantors intend to create a Marital Asset Protection Trust under Tennessee Code Annotated § 35-15-510.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

THE PARTIES ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THEM. NO TITLE EXAMINATION HAS BEEN MADE, AND THE COOP FIRM, PLLC SHALL NOT HAVE ANY LIABILITY FOR THE STATUS OF TITLE TO THE PROPERTY OR FOR THE ACCURACY OF SUCH INFORMATION.

TO BE EFFECTIVE as of this 1 day of April 2023.

Thomas C. Kelley Jr. Grantor
Thomas C. Kelley Jr., Grantor

Gail G. Kelley Grantor
Gail G. Kelley, Grantor

State of Tennessee
County of Davidson

On this 1 day of April, 2023, before me personally appeared Thomas C. Kelley Jr. and Gail G. Kelley, with whom I am personally acquainted (or proved to me based on satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that they executed said instrument as their free act and deed.

CYNTHIA K. BRASHER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Cynthia K Brasher
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 22, 2023

State of Tennessee,
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $___-0-___ at the date of the agreement, which amount is equal to or greater than the amount which the property would have commanded at a fair and voluntary sale.

Thomas C Kelley Jr Trustee
AFFIANT – Thomas C. Kelley, Jr., as Trustee

Gail G Kelley Trustee
AFFIANT – Gail G. Kelley, as Trustee

Sworn and subscribed before me this 1 day of April, 2023.

Cynthia K Brasher
NOTARY PUBLIC

CYNTHIA K. BRASHER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES
MAY 22, 2023