Karen Johnson Davidson County
Batch# 1003725 DEEDQC
05/16/2023 10:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230516-0036509

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
John Michael Kelly and Catherine Quillman Kelly, Co-Trustees of The Kelly Family Trust Agreement	SAME	145 06 0 027.00
1818 Laurel Ridge Drive		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **JOHN MICHAEL KELLY and wife, CATHERINE Q. KELLY**, do hereby convey to **JOHN MICHAEL KELLY and CATHERINE QUILLMAN KELLY, Co-Trustees of THE KELLY FAMILY TRUST AGREEMENT dated May 15, 2023**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Laurel Ridge, Section 3, of record in Book 3600, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Michael Kelly and wife, Catherine Q. Kelly, by Warranty Deed dated March 13, 1998, from Jack J. Hawiger and wife, Joanna Hawiger, of record in Book 10838, Page 234 Register's Office for Davidson County, Tennessee.

Catherine Q. Kelly and Catherine Quillman Kelly are one and the same person.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, all matters on the plan of record in Book 3600, page 9, said Register's Office, Restrictive covenants of record in Book 3708, page 273, said Register's Office, and easement of record in Book 8037, page 204, said Register's Office.

This is improved property known as 1818 Laurel Ridge, Nashville, TN 37215.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 15th day of May, 2023.

JOHN MICHAEL KELLY

CATHERINE Q. KELLY

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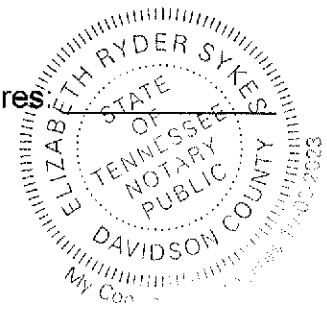
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN MICHAEL KELLY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 15th day of May, 2023.

Notary Public

My commission expires:



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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINE Q. KELLY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 15th day of May, 2023.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Catherine Q Kelly
Affiant

Sworn to and subscribed before me this
15th day of May, 2023.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 **May 15, 2023**.

May 16, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **16th** day of **May, 2023**.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026