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 TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $76,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2023.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 2, 2024

Karen Johnson Davidson County
Batch# 1004242 DEEDQC
05/17/2023 10 24.14 AM 2 pgs
Fees. $13 00 Taxes· $281.20

20230517-0036886

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeffrey Kelley 5444 Tivoli Terrace Miramar Beach, FL 32550	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, as to a 50% interest as tenant in common, and Jeffrey Kelley, a married man, as to a 50% interest as tenant in common** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Jeffrey Kelley, a married man**, his heirs and assigns, all of their 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, as to a 50% interest as tenant in common, and Jeffrey Kelley, a married man, as to a 50% interest as tenant in common by Quitclaim Deed from Grant Winston Kelly, unmarried man, dated February 2, 2023 and recorded on February 6, 2023 in Instrument No. 20230206-0008513, 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 13th day of May, 2023.

Grant Winston Kelley

Jeffrey Kelley

STATE OF Georgia)
COUNTY OF DeKalb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Grant Winston Kelley** and **Jeffery Kelley**, 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, at Office, this 13 day of May, 2023.

Notary Public

My Commission Expires: August 11, 2023

KATRINA LETT NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES AUGUST 11 2023