QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1063668 DEEDQC
10/23/2023 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231023-0082772

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF Virginia, COUNTY OF Newport News, Virginia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

William Garland Kelley

Affiant

Notarized online using audio-video communication

Subscribed and sworn to me on 10/22/2023, 2023.

Winston Ndow
REGISTRATION NUMBER
COMMISSION EXPIRES
February 28, 2027

NOTARY PUBLIC

My Commission Expires: 02/28/2027

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William G. Kelley and Tessa Marie Mendoza 3300 Lakeside Pl Hermitage, TN 37076	JLB Corporation DBA Golden Oak Lending, ISAOA 11737 Administration Dr. St. Louis, MO 63146	086-10-0-102.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that WILLIAM G. KELLEY, a married man, and DEVAN IGLER, a married woman, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto WILLIAM G. KELLEY AND TESSA MARIE MENDOZA, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> Lot No. 1B on the Plan of Lakeside Woods Estates, Section One, Lots One thru Five, Zone Lot Division, as shown by plat of record in Plat Book 6200, Page 213, amended in Book 6250, page 767, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to William G. Kelley, a married man, and Devan Igler, a married woman, from Tessa Marie Mendoza, a married woman by General Warranty Deed dated March 31, 2023, and recorded April 4, 2023, of record in Instrument No. 20230404-0024284, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 3300 Lakeside Pl, Hermitage, TN 37076.

WITNESS my hand on 10/22/2023, 2023.

William Garland Kelley 10/22/2023

William G. Kelley

Devan Skye Igler 10/22/2023

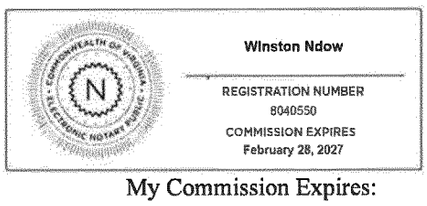
Devan Igler

STATE OF Virginia

COUNTY OF Newport News, Virginia

On 10/22/2023, 2023, before me personally appeared WILLIAM G. KELLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/22/2023, 2023.



NOTARY PUBLIC

My Commission Expires: 02/28/2027

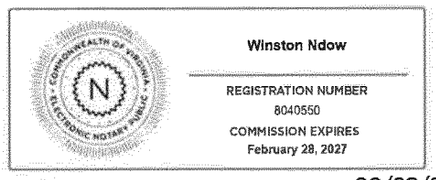
Notarized online using audio-video communication

STATE OF Virginia

COUNTY OF Newport News, Virginia

On 10/22/2023, 2023, before me personally appeared DEVAN IGLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/22/2023, 2023.



NOTARY PUBLIC

My Commission Expires: 02/28/2027

Notarized online using audio-video communication

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **October 22**, 2023.

Signature 10/22/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 22nd day of October, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202310230082772