Karen Johnson
Batch # 1094166
01/25/2024 03:02:57 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240125-0005236

Name and Address of New Owner:
James Russell Kelly and Megan Rose Kelly
7229 Carrie Court
Antioch, TN 3703-1417

Send Tax Bills To:
James Russell Kelly and Megan Rose Kelly
7229 Carrie Court
Antioch, TN 37013-1417

This Instrument Prepared By:

Encore Title & Escrow, LLC
331 Waldron Road
Suite 700
La Vergne, TN 37086

Map & Parcel No: 176060A 10200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Russell Kelly,** "the Grantor," conveys and quitclaims unto **James Russell Kelly and Megan Rose Kelly, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> The real estate lying and being in Davidson County, State of Tennessee, and more particularly described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being all Lot No. 102 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 2 of record in Instrument Number 202104090047646, in the register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to James Russell Kelly, an unmarried man, by Special Warranty Deed from D.R. Horton, Inc., a Delaware corporation, of record in Instrument No. 20211203-0160401 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 3, 2021.
>
> This is improved 7229 Carrie Court, Antioch, TN 37013

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 12 day of January, 2024.

_____(SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12 day of January, 2024, before me personally appeared James Kelly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of January, 2024.

_____
Notary Signature
My commission expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12 day of January, 2024.

Notary Signature
My commission expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON