Karen Johnson
Batch # 1099982
02/12/2024 08:39:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240212-0009446

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 080 04 0 005.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Charles Wendell Kell, a married man,** does hereby remise, release and quitclaim unto **Charles Wayne Kell,** all interest in and to the following real property located in Davidson County, Tennessee, to-wit:

LAND in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot Nos. Nos. 11 and 12 on the Map of the subdivision of A. T. Putnam's 7-1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue, at the corner of Lots Nos. 10 and 11; thence with said Avenue, westwardly 140 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots, southwardly 224.9 feet; thence eastwardly 140 feet to the corner of said Lots Nos. 10 and 11; thence with the line between said two lots, northwardly 224.75 feet to the beginning.

INCLUDED in the above described property but EXPRESSLY EXCLUDED from this conveyance:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 11 on the Map of the subdivision of A. J. Putnam's 7-1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue at the corner of Lots Nos. 10 and 11; thence with said Avenue, westwardly 70 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two Lots southwardly 224.9 feet; thence eastwardly 70 feet to the corner of said Lots Nos. 10 and 11; thence with the line between said two Lots, northwardly 224.75 feet to the beginning.

BEING the same property conveyed to Charles Wendell Kell by Quitclaim Deed from Patsy Lou Kell, dated February 1, 2007, and filed at Instrument No. 20070206-0015699, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property known as: **1608 Ashton Avenue, Nashville, TN 37218**

Wherever 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, the parties have executed this instrument this 9th day of February, 2024.

Charles Wendell Kell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Wendell Kell**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 9th day of February, 2024.

My Commission Expires: ~~3/3/24~~ 3/3/24

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 9th day of February, 2024.

Notary Public

My Commission Expires 3/3/26

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

****

NEW OWNER(S)
Charles Wayne Kell
1608 ~~108~~ Ashton Avenue
Nashville, TN 37218

SEND TAX BILL TO:
Owner(s)
1608 Ashton Ave.
Nashville, TN 37218