Karen Johnson
Batch # 1107635
03/06/2024 08:13:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240306-0015436

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: 069 16 0 131.00

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 **Letitia Stroop and James M. Stroop, wife and husband,** all interest in and to the following real property located in Davidson County, Tennessee, to-wit:

BEING the northerly on-half of Lot No. 17 on the Map of Ashton's Subdivision of L. M. Lewis Farm at Bordeaux, as of record in Book 431, page 19, Register's Office for said County.

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. 20070206-0015698, 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: **3510 Hydes Ferry Pike, 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 1st day of March, 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 1st day of March, 2024.

My Commission Expires: Notary Public

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

****

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 1st day of March, 2024.

My Commission Expires: Notary Public

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

****

NEW OWNER(S)
Letitia Stroop
202 Griffin Acres
Union Grove, AL 35175

SEND TAX BILL TO:
Owner(s)