Karen Johnson Davidson County
Batch# 1116047 DEEDQC
03/27/2024 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240327-0021479

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
STELLA MARIE YARBROUGH (NAME)	**NEW OWNER** (NAME)	**073 11 0 017.00**
2832 Donna Hill Drive Nashville, TN 37214 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26th day of March, 2024, the undersigned, **KEVIN MCLEAN KELLY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **STELLA MARIE YARBROUGH ,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **2832 DONNA HILL DR, NASHVILLE, TN 37214** and more particularly described as follows:

THAT, for and in consideration of the terms and provisions in that certain Marital Disolution Agreement Decree entered in the Fourth Circuit Court for Davidson County, Tennessee, styled: STELLA MARIE YARBROUGH v. KEVIN MCLEAN KELLY, Case No. 22D646; SECOND PARTY has conveyed, transferred, remised, set-over, and QUIT-CLAIMED unto FIRST PARTY, his heirs and assigns forever, the following described property located in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 411, on the Plan of Section Two, Sunset View, of record in Plat Book 2663, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin McLean Kelly and Stella Marie Yarbrough, husband and wife, by Warranty Deed from Tara Lyn Hinesley and Coley Grant Hinesley, wife and husband, of record in Instrument No. 20200701-0070956, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on July 01, 2020.

This improved property more commonly known as 2832 Donna Hill Dr, Nashville, TN 37214

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This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.

2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto FIRST PARTY, his or her heirs and assigns forever.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of March, 2024.

GRANTOR: KEVIN MCLEAN KELLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, KEVIN MCLEAN KELLY, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of March, 2024.

Notary Public

Grover Collins

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 26, 2024.

Affiant Signature

3/26/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 26 day of March, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY