Karen Johnson Davidson County
Batch# 1136697 DEEDQC
05/20/2024 11:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240520-0037321

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Carson Kelly
Carson Edward Kelly, Trustee, Affiant

Subscribed and sworn to before me, this 14th day of May, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Carson Edward Kelly and Barbara A. Kelly, Trustees 103 Westminster Place Nashville, Tennessee 37205	SAME	Map 063 Parcel 040.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Carson Edward Kelly and wife, Barbara A. Kelly**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Carson Edward Kelly and Barbara A. Kelly, Trustees of the Carson & Barbara Kelly Living Trust, established by the Revocable Trust Agreement of Carson Edward Kelly and Barbara A. Kelly dated May 14, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 14th day of May, 2024.

Carson Kelly

Carson Edward Kelly

Barbara Kelly

Barbara A. Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carson Edward Kelly and Barbara A. Kelly, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of May, 2024.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of Westminster Place, a horizontal property regime established by Master Deed of record in Book 7188, page 659, amended in Book 7464, page 270, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of A Subdivision Plat of Part of Lot 12 West Meade Farms of record in Plat Book 6250, page 887, amended in Book 6863, page 253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carson Kelly and wife, Barbara Kelly, by deed from James P. Kelly, Jr., of record as Instrument No. 20200807-0088036, Register's Office for Davidson County, Tennessee.

Carson Edward Kelly and Carson Kelly are one and the same person. Barbara A. Kelly and Barbara Kelly are one and the same person.

This conveyance is made subject to: (1) Current year's State and County taxes, which have been assumed by the Grantees; (2) Charter of Incorporation of record in Book 7213, page 26; (3) Master Deed and By-Laws of record in Book 7188, page 659, amended in Book 7464, page 270; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 007, amended in Book 6863, page 253, said Register's Office.

This is improved property known as 103 Westminster Place, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 5/14/24.

5/20/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of May, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

