Karen Johnson Davidson County
Batch # 1160627 DEEDQC
07/22/2024 03:17:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240722-0054917

THIS INSTRUMENT PREPARED BY:
Evelyn P. Kelly
611 – 4th Avenue West
Springfield, TN 37172
(615) 212-0678

Address New Owner:	Send Tax Bills To	Map-Parcel Number
Evelyn P. Kelly Stephen Brent Kelly Kendall Holland Kelly 11 Music Square East Unit 405 Nashville, TN 37203	Evelyn P. Kelly 611 – 4th Avenue West Springfield, TN 37172	093-13-0A-405.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Evelyn P. Kelly, quitclaims, transfers and conveys to Evelyn P. Kelly, Stephen Brent Kelly, and Kendall Holland Kelly, their heirs and assigns, all of her right, title and interest in and to certain real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 405 of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Evelyn P. Kelly by Special Warranty Deed from Spence Manor Joint Venture, a Tennessee Partnership as of record in Deed Book 7876, page 694.

Being the same property conveyed to Spence Manor Joint Venture, a Tennessee partnership by deed from Jack D. Spence and wife, Helen P. Spence, partners d/b/a Spence Properties of record in Book 5957, page 414, Register's Office for said County.

This conveyance is made subject to: Master Deed establishing a Horizontal Property Regime of Spence Manor Condominium of record in Book 6794, page 219, Register's Office for said County, and the By-laws appended thereto, including liens for easement as provided therein, easements and restrictions as contained therein, of record in Book 6794, page 260, Register's Office for said County.

Matters shown on a survey dated September 24, 1982, by Turner Engineering Co., Inc., including an encroachment of the back sidewalk on the northeast corner of the property and four water mains and water valved along the eastern property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property on the south side, and such other matters as an accurate survey of the premises would show.

Rights of any tenant of the property.

Easements and restrictions of record.

This is improved property known as Unit 405, 11 Music Square East, Nashville, Tennessee 37203.

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

AND NOW, I Evelyn P. Kelly, quitclaim, transfer and convey unto Evelyn P. Kelly, Stephen Brent Kelly and Kendall Holland Kelly, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

In witness whereof, I have set my name this the 25th day of June, 2024,

Evelyn P. Kelly
EVELYN P. KELLY

State of Tennessee)
County of Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVELYN P. KELLY the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee on this 25th day of June, 2024.

Debra Grant
NOTARY PUBLIC

DEBRA GRANT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 5/18/2027.

State of Tennessee)
County of Robertson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

Stephen Brent Kelly
AFFIANT Stephen Brent Kelly

Subscribed and sworn to before me

this 25th day of June, 2024.

Debra Grant
NOTARY PUBLIC

DEBRA GRANT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 5/18/2027