Karen Johnson Davidson County
Batch# 1173454 DEEDQC
08/23/2024 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240823-0064904

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of August, 2024.

NOTARY PUBLIC

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: 7-17-28

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Edith Johnston Kelsey Vivian Brynne Kelsey Edward Andrew Johnston 1604 S. Observatory Drive Nashville, TN 37215	New Owner	117-03-0-094.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Edith Johnston Kelsey, Vivian Brynne Kelsey, and Edward Andrew Johnston**, all unmarried, Grantors, hereby quitclaims and conveys all of their undivided right, title and interest in the hereinafter described property to **Edith Johnston Kelsey, an unmarrried woman, an undivided 60% interest, Vivian Brynne Kelsey, an unmarried woman, an undivided 20% interest, and Edward Andrew Johnston, an unmarried man, and undivided 20% interest, as Tenants in Common,** Grantees. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hillsboro Circle of record in Book 1130, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 74.5 feet on the northerly side of Sharondale Drive, as measured along a slight curve, and extends back 176.5 feet on the easterly line and 175.3 feet on the westerly line to a dead line in the rear measuring 63.8 feet thereon.

Being the same property conveyed to Robert W. Fitts and wife, Sarah L. Fitts, as tenants by the Being the same property conveyed Edith Johnston Kelsey, Vivian Brynne Kelsey, and Edward Andrew Johnston, by Warranty Deed, from Alice Elizabeth Hawkins, of record in Instrument No. 20240813-00616 Register's Office for Davidson County, Tennessee.

Said property having the street address of 2110 Sharondale Drive, Nashville, TN 37215-1212.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of August, 2024.

Edith Johnston Kelsey

Edith Johnston Kelsey

Edward Andrew Johnston

Edward Andrew Johnston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Edith Johnston Kelsey and Edward Andrew Johnston, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2024.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

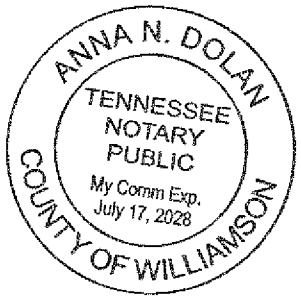
Vivian Brynne Kelsey

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Vivian Brynne Kelsey, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2024.

Notary Signature
My commission expires:



File #: 24-262

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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 8/9/24 & 8/23/24.

Date

Affiant Signature

8/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of Aug, 2024.

Notary's Signature

My Commission Expires: 7-17-28

Date

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON