Karen Johnson Davidson County
Batch# 1180245 DEEDQC
09/10/2024 04:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240910-0069902

Recordation Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. TNR24-476872

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MARK L. KELSO AND MELODI AMBER KELSO	MARK L. KELSO AND MELODI AMBER KELSO	187-09-0A-022-00
2085 KIRKWALL DRIVE NOLENSVILLE, TN 37135	2085 KIRKWALL DRIVE NOLENSVILLE, TN 37135	

Executed this 21 day of August 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MARK L. KELSO, UNMARRIED AND PATRICIA C. KELSO, UNMARRIED AND MELODI AMBER KELSO, MARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **MARK L. KELSO, UNMARRIED AND MELODI AMBER KELSO, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Phase Four, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180604-0053014, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to MARK L. KELSO AND PATRICIA C. KELSO, husband and wife, AND MELODI AMBER KELSO, MARRIED, as tenants in common, from Nick Braker and Charita Braker, husband and wife, by Deed dated 7/22/2021 and recorded on 7/28/2021, as Instrument No. 20210728-0101773, in the Office of the Recorder of Deeds in and for Davidson County, Tennessee.

Property known as, 2085 KIRKWALL DRIVE, NOLENSVILLE, TN 37135
This instrument was prepared without the benefit of a title examination.

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.

Witness my hand this 24 day of August, 2024.

Mark L Kelso
MARK L. KELSO

PATRICIA C. KELSO

Melodi Amber Kelso
MELODI AMBER KELSO

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Starr Ashonda Mosley of the state and county mentioned, personally appeared **MARK L. KELSO, ~~PATRICIA C. KELSO~~ AND MELODI AMBER KELSO,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained. On August 24, 2024. (SM) (MW)
(seal)

STARR ASHONDA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP: 03/03/2025

Notary Public
Printed Name: Starr Ashonda Mosley
My Commission Expires: 3/3/2026

Witness my hand this 21 day of Aug, 20 24

MARK L. KELSO

Patricia C Kelso
PATRICIA C. KELSO

MELODI AMBER KELSO

STATE OF TENNESSEE
COUNTY OF Lincoln

Before me, Caresha L Caruth of the state and county mentioned, personally appeared **MARK L. KELSO, PATRICIA C. KELSO AND MELODI AMBER KELSO,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

CARESHA L CARUTH
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

Caresha L Caruth
Notary Public
Printed Name: Caresha L Caruth
My Commission Expires: 10/04/2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Patricia Cates
Affiant

STATE OF TENNESSEE

COUNTY OF Lincoln

Subscribed and sworn before me this the 21 day of August, 2024

Caresha L Caruth
Notary Public
My commission expires: 10/04/2025

CARESHA L CARUTH
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

Certificate of Authenticity

I, Tara Roche, 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 08/24/2024.

Tara Roche
Affiant Signature

08/24/2024
Date

State of Rhode Island
County of Providence

Sworn to and subscribed before me this 24th day of Aug, 2024.

Katerina Rodriguez
Notary's Signature

KATERINA RODRIGUEZ
Notary Public-State of Rhode Island
ID# 768795
My Commission Expires
May 25, 2026

My Commission Expires: May 25, 2026
Date

Notary's Seal (if on paper)