Karen Johnson Davidson County
Batch# 1207570 DEEDQC
11/21/2024 10:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241121-0091016

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24651681

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Kelly Gallagher and Judith Gallagher**
Address of New Owner(s): **829 Clayton Avenue, Unit B, Nashville, TN 37204**

Property ID NUMBER: 118060B002.00

THIS INDENTURE, made and entered into this 16 day of Nov, 20 24, by and between **Kelly Gallagher and Judy Gallagher, as Trustees of the Jelly Trust dated September 29, 2021** party of the first part ("Grantor"), and **Kelly Gallagher and Judith Gallagher, as Joint Tenants with Rights of Survivorship,** party of the second part (Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD QC101 01 0304

WITNESS the signature of the said party of the first part the day and year first above written.

The Jelly Trust Dated September 29, 2021

By: _____, Trustee
Kelly Gallagher, Trustee

By: _____ Trustee
Judy Gallagher, Trustee

State of Tennessee)
County of Davidson)

Before me, Christine Bolanis Garner (Notary Name), of the state and county mentioned, personally appeared **Kelly Gallagher and Judy Gallagher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Trustees of The Jelly Trust Dated September 29, 2021**, the within named bargainor, and that such officers as such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as **Trustees of The Jelly Trust Dated September 29, 2021**.

Witness my hand and seal, this 16th day of Nov 2024

_____
Signature of Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

MCD QC101 01 0304

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$775,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason = Tennessee Statutes § 66-5-209 (3): Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.**

Trustee
Affiant

Trustee
Affiant

Subscribed and sworn to before me this 16 day of Nov 20 24

Notary Public Signature

My commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

MCD QC101 01 0304

202411210091016

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 118060B002.00

Land situated in the County of Davidson in the State of TN

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT "B" OF LOT NO. 2 OF CLAYTON CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON EXHIBIT "A" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20060630-0078744, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

Commonly known as: 829B Clayton Avenue, Nashville, TN 37204-3001

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Kelly Gallagher and Judy Gallagher, as Trustees of the Jelly Trust dated September 29, 2021, by deed dated September 29, 2021 of record in Deed Instrument/Case No. 20211007-0134960, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sandy Labut, 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 11/16/24 (date of document).

Affiant Signature

11/20/24
Date

State of MICHIGAN

County of Wayne

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

Notary Signature

My Commission Expires: 06/11/2029

Notary Seal:

LORI J SMITH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires June 11, 2029
Acting in the County of Wayne

MCD QC101 01 0304