Karen Johnson Davidson County
Batch# 1208748 DEEDQC
11/27/2024 08:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241127-0092744

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address of New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Frances R. Kelley Family Trust fbo Patricia Kelley Butner A.K. Butner, II, Trustee 430 Atlas Drive Nashville, TN 37220	New Owner	Map: 120 00 Parcel: 083.00

EXECUTOR AND TRUSTEE QUITCLAIM DEED

Winfield Scott Kelley and Frances B. Kelley a/k/a Frances R. Kelley previously owned the real property described below (the "Property"). Winfield Scott Kelley died on December 25, 1988. Frances B. Kelley (the "Decedent") died on September 27, 2018, leaving a Last Will and Testament which has been probated and properly recorded under Docket No. 18P1979 in the Seventh Circuit Court of Davidson County, Tennessee. A. K. Butner, II, is the duly qualified and acting Executor of the estate of Frances R. Kelley. Under Frances R. Kelley's Will, the Property is devised to A.K. Butner, II, as Trustee of the Frances R. Kelley Revocable Trust, the terms of which devise the Property to A.K. Butner, II, as Trustee of the Frances R. Kelley Family Trust fbo Patricia Kelley Butner.

NOW, THEREFORE, for and in consideration of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, A. K. Butner, II, in his capacity as Executor of the estate of Frances R. Kelley and Trustee of the Frances R. Kelley Revocable Trust, as the collective Grantors, does hereby quitclaim and convey unto A. K. Butner, II, as Trustee of the Frances R. Kelley Family Trust fbo Patricia Kelley Butner, as the Grantee, his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of his right, title and interest in and to the Property, which is located in Davidson County, Tennessee and more particularly described on Exhibit A hereto.

This is improved property known as 1228 Currey Road, Nashville, Tennessee 37217.

The description herein is the same as that contained in the prior deed.

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

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 26th day of November, 2024.

A. K. Butner, II, Executor of the Estate of Frances R. Kelley

A. K. Butner, II, Trustee of the Frances R. Kelley Revocable Trust

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, A. K. Butner, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2024.

Notary Public
My Commission Expires: July 7, 2027

37541843

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 26th day of November, 2024.



Notary Public
My Commission Expires: 1/24/2028

37541843

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on an unregistered copy of a survey made by Z. J. Wilkinson, Surveyor, May 2, 1946, showing a subdivision of Lots 1 and 4 on the Map of Ensley Lands of record in Plan Book 2, Page 70, Chancery Court at Nashville, and described as follows:

Beginning at a point in the north margin of Currey Road at the common corner of Lots Nos. 6 and 7 on the unrecorded plan; thence with the line between said lots North 4° 12 min. East 456 feet to a point in the line between lots Nos. 1 and 2 on the Ensley Lands; thence along said line South 87° 15 min. East 150 feet to the common corner of Lots Nos. 7 and 8 on the unregistered plan; thence with the line between said Lots south 4° 12 min. West 456 feet to the North margin of Currey Road; thence with the margin of said Road, North 87° 15 min. West 150 feet to the beginning.

Being the same property conveyed to Winfield Scott Kelley and wife, Frances B. Kelley, from Daniel Grosz by warranty deed of record in instrument number 20050428-0047481, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lucretia Albert, 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 November 26, 2024.

Date

Lucretia Albert

Affiant Signature

11/26/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of November, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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