Karen Johnson Davidson County
Batch# 1223348 DEEDQC
01/06/2025 01:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250106-0000998

| | |
|---|---|
| **This Instrument Prepared By:**<br>Linville Estate Law<br>830 Crescent Centre Dr., Suite<br>320 Franklin, TN 37067<br><br>**After Recording Return To The Above.** | The actual consideration for this transfer is **$0**.<br>Deborah Kelley<br>Affiant<br>Sworn to and subscribed before me this 17th day of December, 2024.<br>TRENT LINVILLE NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY<br>Notary Public<br>My Commission Expires: 5/21/25<br>**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).** |

# QUITCLAIM DEED

**THIS INDENTURE**, made this 17th day of December, 2024, among:

**DEBORAH K. KELLEY AND BRIAN SCOTT KELLEY, WIFE AND HUSBAND,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**BRIAN KELLEY AND DEBORAH KELLEY, TRUSTEES OF THE KELLEY FAMILY TRUST DATED DECEMBER 17, 2024,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Unit No. 559 on the Plan of Linden Row, a Horizontal Property Regime With Private Elements of record in the Exhibit in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136, 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 property conveyed to Deborah K. Kelley and Brian Scott Kelley, wife and husband, by Warranty Deed from Linden Row Residential, LLC, a Delaware Limited Liability Company, dated January 6, 2022, and recorded January 12, 2022, at Instrument No. 20220112-0004341, in the Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 550 Little Channing Way, Nashville, TN 37212.**

**THIS DEED** has been prepared solely upon information furnished by **Deborah K. Kelley and Brian Scott Kelley.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Deborah K. Kelley

**DEBORAH K. KELLEY**

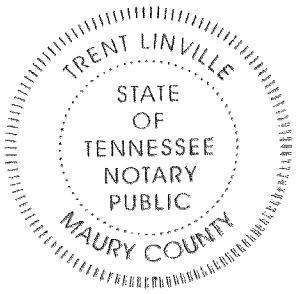
State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Deborah K. Kelley**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2024.

T Linville

Trent Linville, Notary Public
My Commission Expires: 5/21/25



**BRIAN SCOTT KELLEY**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Brian Scott Kelley**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

**Owner Name & Property Address:**

Brian Kelley and Deborah Kelley, Trustees
Kelley Family Trust dated December 17, 2024
550 Little Channing Way
Nashville, TN 37212

**Responsible Party For Taxes:**

Brian Kelley and Deborah Kelley, Trustees
Kelley Family Trust dated December 17, 2024
550 Little Channing Way
Nashville, TN 37212

**Tax Map and Parcel: 104-15-0M-024.00CO**

## Certificate of Authenticity

I, Trent Linville, 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 12/17/2024.

Date

T Linville

Affiant Signature

12/17/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 17th day of December, 2024

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

