Karen Johnson Davidson County
Batch# 1230093 DEEDQC
01/24/2025 02:14:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20250124-0005757

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 109014TN

# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS**, that the Grantor(s) **VICTOR APPLE** and **DIANA K. APPLE**, married to each other, **ROBERT KELIHER**, unmarried, and **SCOT KELIHER**, unmarried for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **VICTOR APPLE** and **DIANA K. APPLE**, married to each other, as tenants by the entireties, whose address is 4811 Magnolia Place, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 9-B zone Lot Division Lots 5 and 8 through 12, Magnolia Hall, of record in Book 5800, page 197, as amended in Book 5200, page 699, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 14604018200
Street address of property: 4811 Magnolia Place, Nashville, TN 37211



PCL109014TNDQTC01010106

Prior Instrument Reference by which Grantor(s) acquired title: Book 11360, Page 20 in the Register's Office, Davidson County, Tennessee.

BEING the same property which DARRELL A. HILLIS and wife, LAURA M. HILLIS, granted and conveyed to ANTOINETTE F. KELIHER, by deed dated February 26, 1999, and recorded March 1, 1999, in the Office of the Recorder of Deeds of Davidson County, Tennessee, in Deed Book 11360, Page 20.

WHEREAS, the said ANTOINETTE F. KELIHER died intestate on December 6, 2008. At the time of her death, ANTOINETTE F. KELIHER was unmarried and he was survived by the following heirs at law: ROBERT KELIHER, SCOT KELIHER AND DIANA K. APPLE.

**Mail Tax Statements to: VICTOR APPLE** and **DIANA K. APPLE, 5709 Spring House Way, Brentwood, TN 37027**

[SPACE INTENTIONALLY LEFT BLANK]



PCL109014TNDQTC01010206

202501240005757

Signed this 15th day of January, 2025

Signature(s) of Grantor(s) (1 and 2 of 4):

**Victor Apple**

**Diana K. Apple**

STATE OF Tennessee, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 15th day of January, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Victor Apple** and **Diana K. Apple**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 4, 2027



PCL109014TNDQTC01010306

Signed this 15 day of January 20 25.

Signature(s) of Grantor(s) (3 of 4):

**Robert Keliher**

STATE OF Florida, COUNTY OF Pinellas, SS:

***BE IT REMEMBERED*** That on this 15 day of JAN., 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Robert Keliher**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed. **Via Physical Presence** **Drivers License**

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public **Shannon Sullivan**

SHANNON SULLIVAN
Notary Public - State of Florida
Commission # HH 617016
My Comm. Expires Dec 29, 2028
Bonded through National Notary Assn.



PCL109014TNDQTC01010406

Signed this 14th day of January, 2025,

Signature(s) of Grantor(s) (4 of 4):

Scot Keliher

**Scot Keliher**

STATE OF Tennessee, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 14th day of January, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Scot Keliher**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Vanessa Cortner

Notary Public

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



PCL109014TNDQTC01010506

## OATH OF CONSIDERATION

We, Victor Apple and Diana K. Apple, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 15th day of January, 2025,

Signatures of Affiant(s):

Victor Apple

Diana K. Apple

Sworn and subscribed before me this 15th day of January, 2025.

Notary Public

My Commission Expires
October 4, 2027

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



PCL109014TNDQTC01010606

**Tennessee Certification of Electronic Document**

I, Brad Rodriguez, 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 01-15-2025 (date of document).

Affiant Signature

01-24-2025
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 24th day of January, 2025.

AMBER DAWN SALLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2025
Notary ID 133255127

Notary's Signature

MY COMMISSION EXPIRES:08/06/2025

NOTARY'S SEAL

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

**Validation Codes:**

(e) ASSESSOR _____ (f) DOR _____

**ASSESSOR'S USE ONLY**

**Verify Primary Parcel in Item 1:** _____ - _____ - _____ - _____

**Use Code:** **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

Victor Apple & Diana K Apple & Robert Keliher
4811 Magnolia CT Scot Keliher
Nashville TN 37211

3. (a) BUYER'S NAME AND ADDRESS:

same as above

(b) Are the Buyer and Seller related? Yes ☐ No ☐
If Yes, state relationship: same people

4. ADDRESS OF PROPERTY:

4811 Magnolia Ct, Nashville, TN 37211

5. MAIL TAX BILL TO:

Victor Apple
4811 Magnolia Ct Nashville TN 37211

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: —

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☑ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 0.00

12. DATE OF SALE (Numeric Digits): 1 2025
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ —

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ 00 **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Brad Rodriguez Recording Processor 972-473-1300
Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent

State of _____, County of _____

Subscribed and sworn to before me on this ____ day of _____ 20 ____

Notary Public Amber Dawn Sallings

Notary Expiration Date 8-6-25

Signature of Buyer/Agent

State of _____, County of _____

Subscribed and sworn to before me on this ____ day of _____ 20 ____

Notary Public Amber Dawn Sallings

Notary Expiration Date 8-6-2025

AMBER DAWN SALLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2025
Notary ID 133255127

AMBER DAWN SALLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2025
Notary ID 133255127