Karen Johnson Davidson County
Batch# 1243902 DEEDQC
03/06/2025 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250306-0016882

NEW OWNER:

William Knox Kelton &
Charlotte Barnes Kelton, *et al*
1408 Eighth St
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map: ____
Group: 14
Parcel: 88..00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **CHARLOTTE LYNN BARNES KELTON, Executrix of the Estate of Mary Elizabeth Barnes,** hereinafter called the Grantor, has quitclaimed to **WILLIAM KNOX KELTON and CHARLOTTE BARNES KELTON, husband and wife, JOHN KNOX KELTON, unmarried, and MARY KAY KELTON, unmarried, as joint tenants with rights of survivorship,** hereinafter called the Grantees, all of her interest in and to their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 42 on the Plan of Rolling Green Subdivision, Village of Old Hickory, Fourth Civl District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, Page 75, in Register's Office for Davidson County, Tennessee; fronting 90 feet on Eighth Street and containing 0.41 acres, more or less.

Subject to and/or reserving one permanent easement 10-ft. wide for utilities; and all rights in connection with said easement, including the ingress and egress over the property heron conveyed for servicing easement, is expressly reserved to Grantor. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to John E. Barnes and Mary E. Barnes, by Deed from E. I. du Pont de Nemours and Company, a Delaware corporation, dated December 31, 1948, of record in Book 1679, Page 322, Register's Office for Davidson County, Tennessee.

John E.Barnes died on October 20, 1991, leaving Mary E. Barnes as the surviving tenant by the entirety with full right and title to convey said property.

Mary Elizabeth Barnes died on about February 2, 2007. The Last Will and Testament of Mary Elizabeth Rizor Barnes was admitted to probate in The Estate of Mary Elizabeth Barnes in the Probate Court for Davidson County, Tennessee under Docket Number 07P1023, Charlotte Lynn Barnes Kelton as Executrix.

Mary Elizabeth Rigor Barnes and Mary Elizabeth Barnes being one and the same person.

Charlotte Lynn Barnes Kelton and Charlotte Barnes Kelton being one and the same person.

This is improved property known as 1408 Eighth Street, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 4th day of March, 2025.

Charlotte Lynn Barnes Kelton
CHARLOTTE LYNN BARNES KELTON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Charlotte Lynn Barnes Kelton,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 4th day of March, 2025.

Celia Stewart Rouse
Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Sworn to and subscribed to before me, this the 4th day of March, 2025.

Celia Stewart Rouse
Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/4/25.

Date

Celia Stewart-Rouse

Affiant Signature

3/4/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4th day of March, 2025.

Taylor Johnston

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY