Karen Johnson Davidson County
Batch# 1288285 DEEDQC
06/23/2025 08:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250623-0048683

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Bernard Lockhart and Christine Marie Kelly, Co-Trustees P.O. Box 90264 Nashville, TN 37209	James Bernard Lockhart and Christine Marie Kelly, Co-Trustees P.O. Box 90264 Nashville, TN 37209	114 00 0 007.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHRISTINE MARIE KELLY, a/k/a CHRISTINE KELLY LOCKHART, and JAMES LOCKHART, hereby quitclaim and convey to JAMES BERNARD LOCKHART and CHRISTINE MARIE KELLY, CO-TRUSTEES OF THE KELLY-LOCKHART 2025 TENANCY BY THE ENTIRETY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 7638 Old Charlotte Pike, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, we have executed this instrument on this 3rd day of June, 2025.

Christine Marie Kelly
CHRISTINE MARIE KELLY

JAMES LOCKHART

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Christine Marie Kelly and James Lockhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 5th day of June, 2025.

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

Notary Public
My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2025.

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

Rugenia Hines
Notary Public
My Commission Expires:

EXHIBIT A

A certain tract of land in the 8th Civil District of said County described as follows:

Tract No. 1: BEGINNING at a stake in the center of Charlotte Turnpike, said stake being 112 feet from the southeast corner of the Wilson Fisk property, and beginning at the southeast corner of the tract of land known as the white house tract devised under the will of E. B. Fisk to Vernon Fisk, running thence with the center line of said Pike North 71° 35' east, 150 feet to a point in the center of Charlotte Turnpike; said point common to the lower southwest corner of the E. B. Fisk Home Place; thence north 14° 00' West common to the lower West boundary line of the said home place, 210 feet to an inner corner of same; thence south 71° 35' west 150 feet to a stake, Vernon Fisk's corner; thence South 14° 00' East 210 feet along the East boundary line of the Vernon Fisk white house property and parallel with the easterly margin of this tract to the point of beginning, containing .72 acres, more or less, and known as the E. B. Fisk store tract.

Tract No. 2: BEGINNING in the center of Charlotte Turnpike at the southwest corner of the property conveyed to H. L. Craft and wife, by deed of record in Book 1383, page 496, Register's Office for said County, and running thence with the westerly line of said tract northwardly 210 feet to a point which is the northeast corner of the 1-1/4 acre tract; thence northwardly 338 feet to a point 157 feet east of the northeast corner of the Wilson Fisk tract; thence westwardly 157 feet to the northeast corner of the Wilson Fisk Tract; thence common to the east boundary line of said Wilson Fisk property, and the meanders thereof, two courses as follows: South 1° 10' East 386 feet; thence South 14° 00' East, 16 feet to the northwest corner of the E. B. Fisk Estate (0. F. Hicks's) 1-1/4 acre tract; thence north 71° 35' east 262 feet to the northeast corner of the same; thence south 14° 00' east, common to the east boundary line of the said 1-1/4 acre tract of land, 210 feet to the point of beginning.

Included in the above described real property is a year 2000 manufactured home located on said land, Serial Numbers DSEAL14065A and DSEAL14065B, manufactured by Southern Energy, Model DSE, the same being permanently affixed to the realty, and intended to constitute an improvement to real property, and not an item of personal property.

Being the same property conveyed by deed of as Instrument #20120722-0075376, 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 June 03, 2025.

Date

Lucretia Albert

Affiant Signature

06/20/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2025

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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