Karen Johnson Davidson County
Batch# 1309657 DEEDQC
08/13/2025 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250813-0064583

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 13, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Kellett Family Trust
918 Kirkwood Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118 01 0 432.00

QUITCLAIM DEED

William J. Kellett and spouse, Brandi B. Kellett (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Kellett Family Trust**, dated August 13, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 13, 2025**

William J. Kellett

Brandi B. Kellett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William J. Kellett and Brandi B. Kellett**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 13, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being the Southwest part of a lot marked "Mrs. Ring's Lot" on the map of W.D. Gale's Kirkwood addition of record in Book 332, Page 76, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 87.0 feet on the northerly margin of Kirkwood Avenue, formerly Vaulx Lane, and extends back 167.0 feet on the easterly line and 178.5 feet on the westerly line to an alley line in the rear, measuring 84.0 feet thereon.

Being the same property conveyed to William J. Kellett and spouse, Brandi B. Kellett, from Peter G. Ferre, married, by deed of record in Instrument No. 20110613-0045016, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 918 Kirkwood Avenue, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 August 13, 2025.

E Z Wiles

Affiant Signature

8/13/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 13, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028