THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Kelly Investments, LLC
107 Hidden Point,
Hendersonville, TN 37075

Send Tax Bill to:
Owner

Map-Parcel Numbers:
051-10-0C 005.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 22 day of August, 2025.

Notary Public

My Commission Expires:
9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GILBERT T. KELLY AND SONJA BRANTLEY KELLY, TRUSTEES OF THE GILBERT T. KELLY AND SONJA BRANTLEY KELLY LIVING TRUST DATED MAY 26TH, 2021,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **KELLY INVESTMENTS, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1521 Royal Street, Madison, TN 37115.

Karen Johnson Davidson County
Batch# 1313764 DEEDQC
08/25/2025 08:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250825-0067502

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of August, 2025.

Gilbert T. Kelly and Sonja Brantley Kelly Living Trust dated May 26th, 2021

Gilbert T. Kelly, Trustee

By: Gilbert T. Kelly, Trustee

Sonja Brantley Kelly, Trustee

By: Sonja Brantley Kelly, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Gilbert T. Kelly and Sonja Brantley Kelly**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees of the Gilbert T. Kelly and Sonja Brantley Kelly Living Trust dated May 26th, 2021, the within named Grantor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Gilbert T. Kelly and Sonja Brantley Kelly Living Trust dated May 26th, 2021 by the said Gilbert T. Kelly and Sonja Brantley Kelly as such Trustees.

Witness my hand and official seal this 21st day of August, 2025.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

A certain condominium unit in Davidson County, Tennessee, being Unit No. 5, on the plan of Royal Trace Condominiums, a copy of which is recorded in Book 6687, page 892, in the Register's Office for Davidson County, Tennessee, as Exhibit A to the Master Deed of Royal Trace Condominiums of record in Book 6687, page 883, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SBK DDK

Together with an undivided interest in the common elements of pertinent to said unit as set forth in Master Deed of record in Book 6687, page 883, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gilbert T. Kelly and Sonja Brantley Kelly Living Trust dated May 26th, 2021, by Warranty deed dated 4/15/24, from Gayle J. Carver, widowed, of record in Instrument No. 20240416-0026884, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-21-25.

Affiant Signature

8-22-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202508250067502