QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

LB-QCD-26-5408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelli Ann Luallen	**Same as New Owner**	
(NAME)	(NAME)	**145-14-0B-002.00-CO**
5408 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE WILLIAM LUALLEN AND KELLI A. LUALLEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KELLI ANN LUALLEN, A MARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No B of Homes at 5406 and 5408 Granny White Pike, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 5406 and 5408 Granny White Pike, a Horizontal Property Regime with Private Elements, of record in Instruction No 20151116-0116231, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George William Luallen and Kelli A. Luallen, husband and wife by QuitclaimDeed from Kelli A. Luallen, married of record in Instrument No. 20251112-0090158 Register's Office for Davidson County, Tennessee, dated November 12, 2025 and recorded on November 12, 2025.

Being the same property conveyed to Kelli A. Luallen by Quitclaim Deed from George William Luallen and Kelli A. Luallen, Husband and Wife of record in Instrument No. 20250620-0048491 Register's Office for Davidson County, Tennessee, dated June 17, 2025 and recorded on June 20, 2025.

Being the same property conveyed to George William Luallen and Kelli A. Luallen, husband and wife by Warranty Deed from Timothy C. Harvey, married of record in Instrument No. 20180104-0001153 Register's Office for Davidson County, Tennessee, dated January 03, 2018 and recorded on January 04, 2018.

Kelli A. Luallen and Kelli Ann Luallen are one and same person.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5408 Granny White Pike, Brentwood, Tennessee 37027**.

Karen Johnson
Batch # 1406232
04/16/2026 01:40:45 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260416-0031319

Witness my/our hand(s) this the 13TH day of April, 2026.

George William Luallen

Kelli A. Luallen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE WILLIAM LUALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI A. LUALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

