Karen Johnson Davidson County
Batch# 1443013 DEEDQC
07/07/2026 02:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260707-0061209

This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Lauren M. Kelly
4642 Ridge Bend Drive
Nashville, TN 37207

MAIL TAX STATEMENT TO:
Lauren M. Kelly
4642 Ridge Bend Drive
Nashville, TN 37207

MAP PARCEL NUMBERS:
Map/Parcel: 050 07 0C 307.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Lauren M. Kelly, a married woman, who acquired title as Lauren M. Pesek, an unmarried woman, joined by her spouse Bernard James Kelly** by these presents do hereby quitclaim and convey unto the said **Lauren M. Kelly, a married woman, as her sole and separate property**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update marital status and vesting.

This is unimproved (✓) property known as 4642 Ridge Bend Drive, Nashville, TN 37207
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 30th day of June, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

L.M Kelly
Lauren M. Kelly

Bernard James Kelly

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Ronielle Robins, a Notary Public in and for said County and State, Lauren M. Kelly and Bernard James Kelly the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 4642 Ridge Bend Dr. this 30th day of June, A.D., 2026.

NOTARY STAMP/SEAL
RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Ronielle Robins
NOTARY PUBLIC
Notary Commission Expires: 03.08.2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson) ss

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 - (4).

Subscribed and sworn to before me this the 30th day of June, 2026

(Affix Seal)

L.M Kelly
Affiant - Lauren M. Kelly

Ronielle Robins
Notary Public

My Commission Expires: 03-08-2028

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 307, ON THE PLAN OF SKYRIDGE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, FILED AS EXHIBIT TO AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 20210914-0123153, AMENDED AND RESTATED IN INSTRUMENT 20211222-0168892, AMENDED IN INSTRUMENT 20220404-0038936, AMENDED AND RESTATED IN INSTRUMENT 20220419-0045110, AMENDED IN INSTRUMENT 20220509-0052784, SUPPLEMENTED IN INSTRUMENT 20230315- 0018671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE OR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Lauren M. Pesek, an unmarried woman by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation dated September 25, 2023 and recorded September 25, 2023 in the Davidson County Recorder's Office in Instrument Number 20230925-0075255.

Parcel/APN/Tax ID: 050 07 0C 307.00

Certificate of Authenticity

I, Tracey L. Rusin, 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 06 / 30 / 2026.

Date

Tracey L Rusin

Affiant Signature

07 / 02 / 2026

Date

State of New York

County of Monroe

Sworn to and subscribed before me this 02 day of July, 20 26.

Christine N. Lawson

Notary's Signature

Notary Signature

My Commission Expires: 02/22/2028 Date

Notary's Seal (if on paper)

Christine N. Lawson
Notary Public, State of New York
Reg. No. 01LA6337415
Qualified in Ontario County
Commission Expires February 22, 2028