Karen Johnson Davidson County
Batch# 1470517 DEEDQC
09/09/2026 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260909-0083564

PREPARED BY:

Tommy Kinney, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | TOMMY@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, September 4, 2026.

Notary Public

My Commission Expires:

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

New Owner Address:
Kelly Family Trust
1304 Forest Oaks Ct. N
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
155 08 0C 131.00

QUITCLAIM DEED

Connor Lee Kelly and Sarah A. Kelly, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Kelly Family Trust**, dated September 4, 2026 ("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, **September 4, 2026**.

Connor Lee Kelly

Sarah A. Kelly

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Connor Lee Kelly** and **Sarah A. Kelly**, 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, September 4, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Poplar Creek Estates, Phase II of record in Plat Book 6900, Page(s) 339 through 347 inclusive, as amended in Book 7900, Page 888-889 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made subject to all such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record. Additionally, this Conveyance is subject to the matters set forth below:

1. Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 339 through 347, inclusive and amended in Book 7900, Page(s) 888 and 889, Register's Office for Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7964, Page 33, Book 6474, Page 346, Book 6474, Page 350, Book 6474, Page 354, Book 6486, Page 587, Book 6486, Page 588, Book 6486, Page 589, Book 5349, Page 921, Book 6662, Page 433, Book 7270, Page 648 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Charter of Poplar Creek Homeowners Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee. Dedication of Common area to Poplar Creek Homeowners Association of record in Instrument No. 20000124-0007575, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 7099, Page 299, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Connor Lee Kelly and Sarah A. Kelly, husband and wife, from Jeffrey E. Wiseman and wife, Krista M. Wiseman by deed of record in Instrument No. 201030960, 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 1304 Forest Oaks Ct. N, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, 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 September 4, 2026.

Affiant Signature

9/4/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 4, 2026.

Notary Public

My Commission Expires: _____

