STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ $7005.29

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 17 DAY OF April 20 06

Deputy Register

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon Randall Grace a 90% interest, and Beau Keister, and wife Charlotte Kenyon-Keister, a 10% interest, all as joint tenants with rights of survivorship	**NEW OWNER**	83-14-185
(NAME)	(NAME)	
1628 Fatherland St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GORDON RANDALL GRACE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GORDON RANDALL GRACE A 90% INTEREST, AND BEAU KEISTER, AND WIFE CHARLOTTE KENYON-KEISTER, A 10% INTEREST, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 86, as shown on the Plan of A.V.S. Lindsley's Subdivision of the Chadwell Tract, of record in Chancery Court Plan Book 2, Page 24,said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to the Gordon Randall Grace by deed from Sabrina Shoulders n/k/a Sabrina Sepehr and husband, Mehron Sepehr, Parviz Youssefi and wife, Deanne Youssefi of record in Book 11610, Page 336, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐
This is improved ☒ property, known as 1628 Fatherland St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 my hand this.

Charlotte Kenyon-Keister

Gordon Randall Grace 3/15/06
Gordon Randall Grace

Davidson County DEEDQC
Recvd: 04/17/06 14:02 2 pgs
Fees:13.00 Taxes:25.93

20060417-0043407

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon Randall Grace, the bargainor(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.

Witness my hand and official seal at Franklin , Tennessee this

Commission expires:

Notary Public

My Commission Expires:
May 30, 2007

SARA NELSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN