BILL GARRETT, Davidson County
Trans:T20170006577 DEEDQC
Recvd: 01/24/17 08:33 2 pgs
Fees:12.00 Taxes:0.00
20170124-0007447

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Michael P. Keller, Trustee,
2017 Keller Family Irrevocable
Trust Agreement
100 Vaughn Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map and Parcel No.
Map 129-11-A
Parcel 401

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Sophia B. Keller**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Michael P. Keller, Trustee, 2017 Keller Family Irrevocable Trust Agreement dated January 17, 2017** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Unit No. 401 created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, as corrected in Book 6237, page 660, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in Master Deed. Reference is hereby made to the plat for Phase 1-A, of Lot No. 2, The Cloister at St. Henry, of record in Book 5200, page 529 as amended in Book 5200, page 656, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to **Kenneth T. Keller and wife, Sophia B. Keller**, by Sublease and Conveyance of Condominium Apartment dated January 10, 2005, from **Mary Sneed Crosley Hunter, Trustee of the Mary Josephine W. Crosley Family Trust and William Lee Crosley Family Trust**, recorded in Instrument No. 20050126-0009670, Register's Office of Davidson County, Tennessee. Kenneth T. Keller died on January 3rd, 2017 resulting in the above described property passing by law to Sophia B. Keller as the surviving Tenant by the Entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations; (6) Terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development of record in Book 5961, page 657.

This is improved property known as: **401 Siena Drive, Nashville, TN 37205.**
(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 17th day of January, 2017.

Sophia B. Keller
Sophia B. Keller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sophia B. Keller**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2017.

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
10/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Sophia B. Keller
Affiant

Sworn to and subscribed to before me, this the 17th day of January, 2017.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY