Karen Johnson Davidson County
Batch# 207660 DEEDQC
03/19/2019 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190319-0025067

**THIS INSTRUMENT PREPARED BY:** **Elizabeth Ryder Sykes, Esq., 150 Fourth Avenue North, Suite 1820 Nashville, TN 37219; (615) 810-8777**

**THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.**

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP & PARCEL NOS.** |
|---|---|---|
| Jerry Lavan Keen and Susan Hunter Keen, Co-Trustees of the Keen Family Trust Agreement | - same - | 043 14 0 045.00 |
| 115 Millers Point | | |
| Gallatin, TN 37066 | | |

## QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, we, **JERRY LAVAN KEEN** and **SUSAN HUNTER KEEN**, do hereby convey to **JERRY LAVAN KEEN** and **SUSAN HUNTER KEEN, CO-TRUSTEES OF THE KEEN FAMILY TRUST AGREEMENT, dated March 13, 2019**, all of our right, title and interest in the following described tract or parcel of land being located in Davidson County, Tennessee, and described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Tract No One, Forest Park Acreage Tracts, of record in Book 843, Page 81 (erroneously referenced in prior deed as Page 811), Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jerry Lavan Keen and Susan Hunter Keen by Quitclaim Deed from Jerry L. Keen, of record in Instrument No. 20190319-0024990, Register's Office for Davidson County, Tennessee.

This is improved property located in Davidson County, Tennessee known as 538 East Maple Street, Madison, Tennessee 37115.

Said property is also conveyed subject to any and all other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 13th day of March, 2019.

Jerry Lavan Keen
**JERRY LAVAN KEEN**

Susan Hunter Keen
**SUSAN HUNTER KEEN**

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STATE OF TENNESSEE )
COUNTY OF SUMNER )

The actual consideration or value of this transfer is $ - 0 - .

Linda Gayle Allard
Affiant

Sworn to and subscribed before me this 13th day of March, 2019.

Elizabeth Ryder Sykes
Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2019

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY LAVAN KEEN** and **SUSAN HUNTER KEEN**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Gallatin, Tennessee, on this 13th day of March, 2019.

Elizabeth Ryder Sykes
Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2019

## CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Gayle Dillard

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019