Karen Johnson Davidson County
Batch# 218829 DEEDQC
04/17/2019 10:29:24 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20190417-0035232

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:

RHONDA R. (CRABTREE) MEYERS, ATTORNEY
150 South Main Street
Ashland City, Tennessee 37015

SEND TAX BILLS:
1415 Springfield Hwy
Goodlettsville, TN 37072

ADDRESSES FOR NEW OWNERS:
Walter Alex Keeler and Leonard Olice Keeler
1415 Springfield Hwy
Goodlettsville, Tennessee 37072

MAP-PARCEL NUMBERS:
Map 014-000
Parcel 126.00

QUITCLAIM DEED

For and in consideration of the love and affection I have for my Son, Leonard Olice Keeler, and other good and valuable consideration, I, Walter Alex Keeler do hereby quitclaim and convey unto Rhonda R. (Crabtree) Meyers, Trustee, for the express purpose of making a reconveyance to Walter Alex Keeler and my son, Leonard Olice Keeler, as tenants by the entirety, the following described property:

A tract of land located in the 14th District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the north margin of an 80 foot right of way for a frontage road leading to Bidwell Road, the same being Jehu M. Ward's southeast corner; thence with Ward's south line North 3° 49' 41" East 1521.17 feet to a concrete monument; thence South 86° 48' 42" East passing through an iron pin at 240 feet, 459.82 feet to an iron pin; thence South 3° 42' 46" West 1640.12 feet to an iron pin in the north margin of said frontage road; thence with the north margin of said frontage road around a curve with a delta of 10° 16' 53" and radius of 2661.0 feet a length of 477.23 feet to the

beginning, containing 16.96 acres, more or less, according to survey of William M. Keel, Number 990, dated December 15, 1983.

Being the same property conveyed to Walter A. Keeler and Wife, Regina V. Keeler, by deed of record from Denton Binkley and Johnnie Binkley in Book 6246 page 737 Register's Office for Davidson County, Tennessee. Walter A. Keeler having inherited the property upon the death of Regina V. Keeler in 2006.

AND, I, Rhonda R. (Crabtree) Meyers, Trustee, do hereby transfer and convey the hereinabove described property unto Walter Alex Keeler and Son, Leonard Olice Keeler.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possessions, and all real estate taxes and assessments not yet due and payable.

This instrument was prepared based solely upon information supplied by the Parties, with no record search having been conducted to verify the property description and/or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand this the 11th day of April, 2019.

Walter Alex Keeler

Rhonda R. (Crabtree) Meyers

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Walter Alex Keeler** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 11th day of April, 2019.

NOTARY PUBLIC

LAUREN SHADOWENS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires MAR. 17, 2021

My commission expires: March 17, 2021

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Rhonda R. (Crabtree) Meyers**, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 11th day of April, 2019.

NOTARY PUBLIC

My commission expires: March 17, 2021

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $1,000.

Grantee

LAUREN SHADOWENS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires MAR. 17, 2021

SWORN to and subscribed before me this the 11th day of April, 2019.

Lauren Shadowens

NOTARY PUBLIC

LAUREN SHADOWENS
STATE OF TENNESSEE
NOTARY PUBLIC
HEATHAM COUNTY
Commission Expires MAR. 17, 2021

My Commissions Expires: March 17, 2021