Karen Johnson Davidson County
Batch# 326205 DEEDQC
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Fees: $17.00 Taxes: $0.00
20191206-0126066

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Jason B. Keckley
4204 Belmont Blvd
Nashville, TN 37215

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, NOR GATEWAY TITLE SERVICES, LLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 131 04 0; Parcel No. 053.00

THIS INSTRUMENT made and entered into on this the 14th day of November, 2019, by and between, **ANDREA BOYCE KECKLEY a/k/a ANDREA B. KECKLEY** ("Grantor"), and **JASON B. KECKLEY, unmarried** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, State of Tennessee, being the North one-half (1/2) of Lot No. 23, on the Map of Geo. W. Blair's Revised Subdivision, of Belmont Park Place, of record in Book 421, pages 118 and 119, Register's Office for said County.

SAID part of lot fronts 125 feet on the east side of Belmont Boulevard and runs back between parallel lines as measured from the center line of Belmont Boulevard 275 feet to the center line of an alley.

BEING a portion of the same property conveyed to Andrea Boyce Keckley from Delmer Boyce and wife, Dorothy Boyce, by Quitclaim Deeds of record in Book 10732, page 605; and Book 10757, page 508; and Book 11317, page 160; and Instrument No. 20000818-0081922; and Instrument No. 20011231-0145112; and Instrument No. 20020103-0001227; and Instrument No. 20030317-0034746, all in the Register's Office for Davidson County, Tennessee. For further title reference, see also those Deeds of record in Instrument No. 20071009-0120089 and Instrument No. 20071026-0126746, both in said Register's Office.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 4204 Belmont Blvd, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 14th day of November, 2019.

Andrea Boyce Keckley
ANDREA BOYCE KECKLEY
a/k/a ANDREA B. KECKLEY

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, ANDREA BOYCE KECKLEY a/k/a ANDREA B. KECKLEY, the 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 (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 14th day of NOVEMBER, 2019.

Notary Public

My Commission Expires: 03-08-2021

TIFFANY B. VINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Andrea Boyce Keckley
Affiant

Sworn to and subscribed before me this 25th day of November, 2019.

Erin C. Keckley
Notary Public

My Commission Expires: July 5, 2021

ERIN C. KECKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Certificate of Authenticity

I, Andria Nesbitt, 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.

Andria Nesbitt

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Sandra E Ortiz, a notary public for this county and state, Andria Nesbitt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra E Ortiz

Notary's Signature

My Commission Expires: July 6, 2020

Notary's Seal (If on paper)

SANDRA E. ORTIZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

201912060126066