THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

Karen Johnson Davidson County
Batch# 365071 DEEDQC
02/28/2020 03:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200228-0022600

STATE OF SC
COUNTY OF Oconee

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Krista McGee
Affiant

JOSH N. STEELE NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 09-19-2026

SUBSCRIBED AND SWORN to before me, this the 21 day of February, 2020.

Notary Public
My Commission Expires: 09-19-2026

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Brian Keane 521 Foothill Drive Nashville, TN 37217	New Owner	119-03-0-156.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rachel Keane, a married woman, and Barry Keane and Deborah Keane, husband and wife ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto Brian Keane and Rachel Keane, husband and wife ("Grantees"), her heirs and assigns, all of her right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85-A on the Plan of Section 2, Hill-N-Dale of record in Plat Book 4175, Page 5, as amended in Book 5104, Page 822, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 85-A fronts 109.12 feet along the Northerly margin of Foothill Drive and runs back 186 feet on the Westerly line and 141.23 feet on the Northeasterly line to a line in the rear, measuring 46.20 feet thereon.

Being the same property conveyed to Rachel Keane, Barry Keane and Deborah Keane by Quitclaim deed from Rachel Loy NKA Rachel Keane, Barry Keane and Deborah Keane of record in Instrument No. 20170317-0026399 Register's Office for Davidson County, Tennessee, dated March 11, 2017 and recorded on March 17, 2017.

This is improved property, known 521 Foothill Drive, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 21ST day of February, 2020.

GRANTORS:

Barry Keane

Deborah Keane

Rachel Keane

STATE OF SC
COUNTY Oconee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry Keane and Deborah Keane, the within named 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, this the 21 day of February, 2020.

Notary Public

My Commission Expires: 09-19-2026
(SEAL)

JOSH N. STEELE NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 09-19-2026

STATE OF SC
COUNTY Oconee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Keane, the within named 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, this the 21 day of February, 2020.

Notary Public

My Commission Expires: 09-19-2026
(SEAL)

JOSH N. STEELE
NOTARY
My Comm. Exp.
09-19-2026
PUBLIC
SOUTH CAROLINA

True Copy Certification

I, Krista McRee, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY