THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 171-04-0A
PARCEL: 029.00-CO

NEW OWNER'S ADDRESS:
Scott & Mary Ann Keith
Niles & Kyle Keith
5220 Almadale Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 394084 **DEEDQC**
04/30/2020 11:04:59 AM 2 pgs
Fees: $17.00 Taxes: $0.00

20200430-0045274

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, we, Scott Keith and wife, Mary Ann Keith, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Brownstone, Section One, as shown on plat of record in Plat Book 9700, Pages 496, and 497, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott Keith and wife, Mary Ann Keith by Special Warranty Deed dated 03/27/2002 from Federal National Mortgage Association of record as Instrument No. 20020422-0049420 Register's Office Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 5220 Almadale Circle, Brentwood, TN 37027.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Mary Ann Keith and Scott Keith, wife and husband (a ½ undivided interest) and Kyle Keith, an unmarried man and Niles Keith, an unmarried man (a ½ undivided interest) as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 24th day of April, 2020.

Scott Keith

Mary Ann Keith

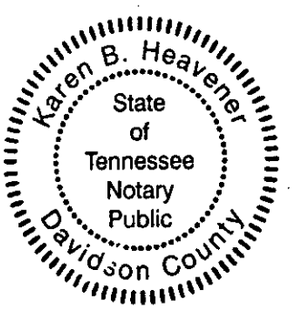
Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Mary Ann Keith and Scott Keith, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24th day of April, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

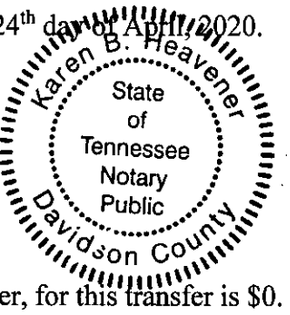


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, 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 for the purposes therein contained.

WITNESS my hand an official seal this the 24th day of April, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23



The actual consideration or value whichever is greater, for this transfer is $0.

Mary A Keith
Affiant

Sworn and subscribed before me, this the 24th day of April, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

