QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 406816 DEEDQC
05/27/2020 03:48:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200527-0054689

W-SB-PM-20-1026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vernon Thomas Keesee, Jr.	**New Owner**	
(NAME)	(NAME)	
1101 A North 8th St		**082-04-0-152.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANKLIN D. BRABSON, as the Attorney for Deborah Mills Butler, and on behalf Faith R. Mills, Darryl Mills, and William R. Mills, Jr., collectively the heirs of Jessie K. Mills, pursuant to the Sale Confirmation Order, entered January 14, 2019, in *Metro Government of Nashville v. Delinquent Taxpayers*, Davidson County Chancery Court, Case No. 13-299-II (III), Bill No. 73245, of record at Instrument No. 20190122-0006378, Register's Office for Davidson County, Tennessee,** hereinafter called the Grantors. Said Grantors have bargained and sold, and by these presents do transfer and convey unto **VERNON THOMAS KEESEE, JR.** hereinafter called the Grantee, his heirs, successors and assigns, that 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. 21 on the Plan of A. W. Wills' Addition to East Nashville, of record in Plat Book 57, page 82, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 3, 1962, as follows:

Said Lot No. 21 fronts 73 feet on the westerly side of North Seventh Street and extends back between parallel lines, a distance of 165 feet with the southerly line of Evanston Avenue, to an alley in the rear on which it measures 73 feet.

Being the same property conveyed to William R. Mills and wife, Jessie K. Mills by Warranty Deed from W. L. Bainbridge Company, a Partnership, of record in Book 3435, page 113, Register's Office for Davidson County, Tennessee, dated September 11, 1962 and recorded on September 25, 1962.

Also Being the same property conveyed to Jessie K. Mills by Quitclaim Deed from William R. Mills of record in Book 6039, page 715, Register's Office for Davidson County, Tennessee, dated April 15, 1983 and recorded on April 18, 1983.

The said Jessie K. Mills died intestate on February 21, 2009, and pursuant to the laws of intestate succession in the State of Tennessee, her interest in the subject property vested in her four children, William Ray Mills, Jr., Darryl Keith Mills, Faith Raynett Mills and Deborah Mills Butler, as her sole heirs at law, as evidenced by Affidavit of Heirship recorded on February 23, 2015 in Instrument Number 20150223-0015590, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Emily Girvin and Michael Beyer, subject to the equity of redemption by Final Decree Confirming Sale from The Clerk & Master of the Chancery Court of Davidson County, Tennessee, of record in Instrument No. 20140312-0020687, Register's Office for Davidson County, Tennessee, dated January 22, 2014 and recorded on March 12, 2014.

By Final Order of record in Instrument Number 20181009-010056, Register's Office for Davidson County, Tennessee, it was determined by the Chancery Court of Davidson County, Tennessee, that the right of redemption had been duly exercised, and title to the subject property was vested in REO Holdings, Inc. (in the place of William R. Mills, Jr.), Deborah Mills Butler, Darryl Keith Mills, and Faith Raynett Mills, as to a one-fourth interest each, as tenants in common.

By Order Granting Joint Motion for Partition and Private Sale for Division and Related Relief, of record in

Instrument Number 20190122-0006379, in the Register's Office for Davidson County, Tennessee, Ellen Hobbs Lyle, Chancellor for the Chancery Court of Davidson County, Tennessee, ordered that the subject property be sold pursuant to the terms of a Purchase and Sale Agreement and its related Amendment #1 executed by Vernon Thomas Keesee, Jr., as the buyer.

Pursuant to Sale Confirmation Order issued by the Chancery Court of Davidson County, Tennessee, on January 14, 2019, in Case No. 13-299-II (III), and recorded on January 22, 2019, as Instrument Number 20190122-0006378, in the Register's Office for Davidson County, Tennessee, title to the subject property was divested out of REO Holdings, Inc., Deborah Mills Butler, Darryl Keith Mills, and Faith Raynett Mills, and vested solely in Vernon Thomas Keesee, Jr.

Pursuant to said Sale Confirmation Order, the Court ordered Franklin D. Brabson to execute all documents necessary to effectuate the transfer of the Property from the Sellers to the Buyer under such Order.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1026 North 7th Street, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 1st day of April, 2020.

Franklin D. Brabson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANKLIN D. BRABSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212