Karen Johnson Davidson County
Batch# 458550 DEEDQC
08/17/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $471.41
20200817-0092270

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $127,407.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 2020

Notary Public

MY COMMISSION EXPIRES: 6/11/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Comm. Exp. 06/11/2023 COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reginald McKeever	**Same**	**08101008900**
(NAME)	(NAME)	
1818 B River Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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,

DAVID BENJAMIN KELLY, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

REGINALD MCKEEVER, SINGLE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 1 OF THE RESUBDIVISION PLAT OF LOT NO. 27 AND PART OF LOT 26, MAP OF HALEY'S SUB. OF P/O BLOCK 5 IN G.T. SHEEGOG'S SUB. AT BORDEAUX OF RECORD IN INSTRUMNET NUMBER 20200806-0087797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO DAVID BENJAMIN KELLY, BY WARRANTY DEED FROM DAVID EDWARD LOVELL AND PAMELA FRANKLIN LOVELL, AS CO-TRUSTEES OF THE DAVID AND PAMELA LOVELL TENNESSEE COMMUNITY TRUST U/A/D DECEMBER 9, 2015, OF RECORD IN INSTRUMENT NUMBER 20191218-0130438, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY WAS NOT THE MARITAL RESIDENCE OF DAVID BENJAMIN KELLY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1818 B River Drive, Nashville, Tennessee 37218**

Witness our hands this the 17 day of August, 2020.

DAVID BENJAMIN KELLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID BENJAMIN KELLY,** 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 and official seal, this the 17 day of August, 2020.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY