SEND TAX BILLS TO:

David Conrad Keith, Sr.
& Deborah Byars Keith
3100 Cloverwood Drive
Donelson, TN 37214

THIS INSTRUMENT PREPARED BY:

Timothy A. Davis, B.P.R. # 20048
Attorney at Law
115 East Main Street
Lebanon, TN 37087
(615) 444-7272

Map: 96-10 Parcel: 253

Karen Johnson Davidson County
Batch# 466308 DEEDQC
08/28/2020 01:10:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200828-0097930

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the express purpose of making a conveyance to terminate a sole tenancy held by **David Conrad Keith, Sr.**, married, and to convert said sole tenancy to a tenancy by entireties to be held by **David Conrad Keith, Sr.** and wife, **Deborah Byars Keith**, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **David Conrad Keith, Sr.**, do hereby release, relinquish, and quitclaim unto **David Conrad Keith, Sr.** and wife, **Deborah Byars Keith**, their heirs, and assigns, all my rights, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, and being bounded and described as follows to-wit:

> **Being** Lot No. 561 on the Map of Clover Hill, Section VIII, as of record in Book 2331, page 11, Register's Office for said County.
>
> **Beginning** at a point on the northerly margin of Ironwood Drive, at the common corner of lots 560 and 561; thence in a northerly direction, along the line between said two lots, 150 feet to a point; thence in an easterly direction along the line between lots 561 and 562, a distance of 141.9 feet along the margin of the same, 115.17 feet to a point; thence continuing around a curve in a southerly and westerly direction, 31.42 feet to a point on the northerly margin of Ironwood Drive; thence in a westerly direction, along the margin of the same, 120 feet to the point of beginning.
>
> **Being** the same real property conveyed to **David Conrad Keith, Sr.** per Final Divorce Decree from ex-wife, **Mary Angelyn Heard Keith**, of record in Book 7964, Page 899, said Register's Office.
>
> **Also being** the same real property conveyed to **David C. Keith** and wife, **Mary Angelyn Heard Keith**, by deed from James Lewis Lane and wife, Mattie Earl Lane, of record in Book 4000, Page 294, said Register's Office. **David Conrad Keith, Sr.** and **David Conrad Keith, Sr.** are one and the same person.
>
> This is improved property known as 3100 Cloverwood Drive, Donelson, Tennessee 37214.
>
> **SUBJECT** to any, and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

WITNESS MY SIGNATURE this the 26th day of August, 2020.

David Conrad Keith Sr.
David Conrad Keith, Sr. (aka David C. Keith)

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named **David Conrad Keith, Sr. (aka David C. Keith)**, with whom I am personally acquainted (or proved to me, on the basis, of satisfactory evidence), and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 26th day of August, 2020.

NOTARY PUBLIC AT LARGE
My Commission Expires: 11-06-2023

TIMOTHY A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

David Conrad Keith Sr.
Affiant

SWORN TO AND SUBSCRIBED before me, this the 26th day of August, 2020.

NOTARY PUBLIC AT LARGE
My Commission Expires: 11-06-2023

TIMOTHY A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION, SURVEY OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SURVEY OR SETTLEMENT.