QUITCLAIM DEED

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 11th DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

S-SB-MP-20-1310

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 473539 **DEEDQC**
09/10/2020 02:19:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200910-0103380

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
James Thomas Keeling	**New Owner**	
(NAME)	(NAME)	**105-08-0-081.00**
1817 Harpeth River Dr,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **HUGH WORD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES THOMAS KEELING** hereinafter called the Grantee(s), 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:

Land in Davidson County, Tennessee, being all of Lot No. 39 and the south 20 feet of the west 120 feet of Lot No. 40 on the Plan of Subdivision of D. F. Wilkins Lands of record in Plat Book 57, Page 113, in the Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 45 feet on the ease side of 2nd Avenue South, formerly Market Street, and extend back between parallel lines 120 feet to a dead line.

(Note: Below is the Deed description:

Land in Davidson County, Tennessee, being the west 120 feet of Lot No. 39 and the south 20 feet of the west 120 feet of Lot No. 40 on the Plan of Subdivision of D. F. Wilkins Lands of record in Plat Book 57, Page 113, in the Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 45 feet on the ease side of 2nd Avenue South, formerly Market Street, and extend back between parallel lines 120 feet to a dead line.)

Being the same property conveyed to Thomas W. Keeling and James Thomas Keeling by Warranty Deed from Katherine Thompson of record in Book 3960, Page 767, Register's Office for Davidson County, Tennessee, dated October 20, 1965 and recorded on November 19, 1965. The said Thomas W. Keeling having since died intestate on July 9, 1979 leaving James Thomas Keeling, Andrew Word and Hugh Word as his heirs at law as noted in Affidavit of Heirships of record in Instrument No. 20200910-0103378 & 20200910-0103378, Register's Office for Davidson County Tennessee.

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: **1310 2nd Avenue South, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 10 day of August, 2020.

Hugh Word

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH WORD, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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