FROM: EXECUTRIX OF THE ESTATE FRANK L. KEELING, JR.

TO: FRANKIE DENISE KEELING

**EXECUTRIX'S QUITCLAIM DEED**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS.: |
|---|---|---|
| Frankie Denise Keeling<br>3905 Emerson Way<br>Valdosta, Georgia 31605 | Frankie Denise Keeling<br>3905 Emerson Way<br>Valdosta, Georgia 31605 | 071.10-0-109.00 |

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This instrument prepared without title examination by:
William Timothy Hill, Attorney
Price, Hill & Kolarich
201 4th Avenue North, Suite 1800
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 477077 DEEDQC
09/16/2020 02:14:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200916-0105986

STATE OF Georgia
COUNTY OF Lowndes
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC LOWNDES COUNTY GA — SHAWANDA NICOLE LEONARD — NOTARY EXPIRES GEORGIA JANUARY 11, 2022

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I, FRANKIE DENISE KEELING, Executrix of the Estate of FRANK L. KEELING, JR., deceased, for the express response to comply with the Last Will and Testament of probate, do hereby quitclaim to FRANKIE DENISE KEELING, all of the interest as to the following described tract or parcels of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of J.B. Haynie's Cumberland Heights, Block H, as of record in Plat Book 57, page 170, Register's Office for said County to which h plan reference is made for a more complete description.

Being part of the same property conveyed to Frank L. Keeling, Jr. by deed from Elizabeth Fay Lankford, of record in Book 7191, page 7042, Register's Office for Davidson County, Tennessee.

This is improved property known as 1216 Katie Avenue, Nashville, Tennessee 37207.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore-described tract of land.

And now, I, the said Executrix, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto FRANKIE DENISE KEELING, her heirs and assigns, all of my interest in the afore-described property, 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, I have hereunto set my hand this 12th day of June, 2020.

Frankie Denise Keeling
FRANKIE DENISE KEELING, Executrix

STATE OF GA
COUNTY OF Lowndes

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named FRANKIE DENISE KEELING, Executrix of the Estate of Frank L. Keeling, Jr., with whom I am personally acquainted, and who acknowledged that she, as Executrix, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Valdosta, GA, this 12th day of June, 2020.

Dawanda Leonard
NOTARY PUBLIC

My Commission Expires: 1-11-22

DAWANDA NICOLE LEONARD
NOTARY PUBLIC
EXPIRES
GEORGIA
JANUARY 11, 2022
LOWNDES COUNTY, GA