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 3905 Emerson Way Valdosta, Georgia 31605	Frankie Denise Keeling 3905 Emerson Way Valdosta, Georgia 31605	047.00-0-055.00

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

20200916-0105988

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)

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

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:

Tract or parcel of land in the 13th Civil District, Davidson County, State of Tennessee, as follows:

Beginning in the center of the county road and running thence N. 45 degrees W. 12 poles to a stone; thence N. $24^{3/4}$ degrees E. 40 poles to a stooping oak; thence E. 24 poles to a large oak; thence N. $40^{1/2}$ degrees E. 9 poles to an Elm; thence S. 78 degrees E. $15^{1/2}$ poles to a hickory; thence S. 53 degrees E. 28 poles to an elm stump; thence S. 66 degrees E. $17^{1/4}$ poles to a stone on a ridge; thence S. $1^{1/2}$ degrees W. $24^{3/4}$ poles to a stone and thence N. 89 degrees W. 91 poles to the beginning, containing by survey twenty-five acres.

Included in the above but excluded from this conveyance is that portion thereof described in the deed from Sherlie Kelly, et al to New Hope Baptist Church of record in Book 5332, page 20, Register's Office for said County.

Being part of the same property conveyed to Frank L. Keeling, Jr., unmarried, by deed from Marcella Bowers, unmarried, of record in Instrument No. 20010108-002234, Register's Office for said County.

This is improved property known as 4522 Sulphur Creek Road, Nashville, Tennessee 37218.

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, 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.

NOTARY PUBLIC

My Commission Expires: 1-11-2022

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