FROM: EXECUTRIX FOR OF THE ESTATE OF FRANK L. KEELING

TO: FRANKIE DENISE KEELING

EXECUTRIX'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Dartheia Baxter 9406 Sunset Ct., Apt. 317 Manassas Park, VA 20111	Dartheia Baxter 9406 Sunset Ct., Apt. 317 Manassas Park, VA	059-13-0-012.00

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

20200916-0105997

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)

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

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 DARTHELIA J. BAXTER, all of the interest as to the following described tract or parcels of land, to wit:

Being Lot No. 117 on the plan of Treppard Heights, Section 7, of record in Book 2900, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 117 fronts 150 feet on the northwesterly side of Hummingbird Drive and extends back 339.1 feet on the northeast line and 340 feet on the southwest line to a dead line in the rear, measuring 101.8 feet thereon.

Being the same property conveyed to Frank L. Keeling, Jr. by deed from Sheron L. Randolph, on March 31, 2014, of record in Instrument No. 20140403-0027596, Register's Office for Davidson County, Tennessee.

This is improved property known as 3232 Hummingbird Drive, 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 DARTHELIA J. BAXTER, 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: 1-11-22

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