THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:

RHONDA R. (CRABTREE) MEYERS, ATTORNEY
150 South Main Street
Ashland City, Tennessee 37015

SEND TAX BILLS:
3127 York Rd.
Pleasant View, TN 37146

ADDRESSES FOR NEW OWNERS:
Leonard Olice Keeler
3127 York Rd.
Pleasant View, TN 37146

MAP-PARCEL NUMBERS:
Map 014-000
Parcel 126.00

Karen Johnson Davidson County
Batch# 526609 DEEDQC
12/08/2020 12:02:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201208-0142492

QUITCLAIM DEED

For and in consideration of the love and affection I have for my Son, Leonard Olice Keeler, and other good and valuable consideration, I, Mattie Keeler do hereby quitclaim and convey unto my son, Leonard Olice Keeler, all interest I may have in the following described property:

A tract of land located in the 14th District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the north margin of an 80 foot right of way for a frontage road leading to Bidwell Road, the same being Jehu M. Ward's southeast corner; thence with Ward's south line North 3° 49' 41" East 1521.17 feet to a concrete monument; thence South 86° 48' 42" East passing through an iron pin at 240 feet, 459.82 feet to an iron pin; thence South 3° 42' 46" West 1640.12 feet to an iron pin in the north margin of said frontage road; thence with the north margin of said frontage road around a curve with a delta of 10° 16' 53" and radius of 2661.0 feet a length of 477.23 feet to the beginning, containing 16.96 acres, more or less, according to survey of William M. Keel, Number 990, dated December 15, 1983.

Being the same property conveyed to Walter A. Keeler and Wife, Regina V. Keeler, by deed of record from Denton Binkley and Johnnie Binkley in Book 6246 page 737 Register's Office for Davidson County, Tennessee. Walter A. Keeler having inherited the property upon the death of Regina V. Keeler in 2006.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possessions, and all real estate taxes and assessments not yet due and payable.

This instrument was prepared based solely upon information supplied by the Parties, with no record search having been conducted to verify the property description and/or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand this the 26 day of August, 2020.

Mattie Keeler

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Mattie Keeler** 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 26th day of August, 2020.

NOTARY PUBLIC

My commission expires: 11-06-2023

CHERICE GAUBATZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2023

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

CG

Grantee

SWORN to and subscribed before me this the ~~26th~~ 28th CG day of August, 2020.

NOTARY PUBLIC

My Commissions Expires: 11-06-2023

CHERICE GAUBATZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2023