Karen Johnson Davidson County
Batch# 548201 DEEDQC
01/06/2021 01:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210106-0002749

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Waldron Lawrence McKeithan Affiant Subscribed and sworn to before me, this 23rd day of ~~November~~ December, 2020. Lindsay Hamada Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Waldron Lawrence McKeithan and/or Florence H. McKeithan, Trustees 4416 Beekman Drive Nashville, Tennessee 37215	SAME	130 14 0 026.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Waldron Lawrence McKeithan and wife, Florence H. McKeithan**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Waldron Lawrence McKeithan and/or Florence H. McKeithan, Trustees of the Florence & Waldron McKeithan Living Trust,** established by the Revocable Trust Agreement of Waldron Lawrence McKeithan and Florence H. McKeithan dated September 4, 2020, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 23rd day of ~~November~~ December (LH), 2020.

Waldron Lawrence McKeithan

Waldron Lawrence McKeithan

Florence H. McKeithan

Florence H. McKeithan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Waldron Lawrence McKeithan and Florence H. McKeithan, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of ~~November~~ December (LH), 2020.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Lot No. 8-A on the Plan of record in Book 6250, page 698, Register's Office for Davidson County, Tennessee, a resubdivision of Lot 8 on the Plan of T. J. Tyne's Tract recorded in Book 547, page 188, Register's Office for Davidson County, Tennessee, and Lots 2 and 38 of Chickering Hills, Section One recorded in Book 2331, page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Waldron L. McKeithan and wife, Florence H. McKeithan by deed from Clark R. Gregg and wife, Susan G. Gregg, of record in Book 8010, page 413, Register's Office for Davidson County, Tennessee.

Waldron Lawrence McKeithan and Waldron L. McKeithan are one and the same person.

The above property is conveyed subject to the following:

1. All matters as shown on the Plan of record in Book 6250, page 698, said Register's Office.
2. A 20-foot permanent easement for sanitary sewers and/or storm drainage and two 20-foot temporary construction easements granted to Metropolitan Government of Nashville and Davidson County, Tennessee as set out in the Agreed Final Order of record in Book 5856, page 104, said Register's Office.
3. Easement for flow of Richland Creek.

This is improved property known as 4416 Beekman Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

