Karen Johnson Davidson County
Batch# 557607 DEEDQC
01/20/2021 02:22:09 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210120-0008743

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
710 SunTrust Plaza
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Garey Michael Keltner and Elizabeth Moore Keltner, Trustees The Keltner Community Property Trust 219 Wilsonia Avenue Nashville, TN 37205	Garey Michael Keltner, Trustee 219 Wilsonia Avenue Nashville, TN 37205	103 14 0 087.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Garey M. Keltner and Elizabeth M. Keltner (a/k/a Garey Michael Keltner and Elizabeth Moore Keltner)**, as Grantors, by these presents do hereby quitclaim and convey unto **Garey Michael Keltner and Elizabeth Moore Keltner, as Trustees of The Keltner Community Property Trust, Dtd. January 19, 2021**, as Grantees, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 219 Wilsonia Avenue, Nashville, Tennessee 37205.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 19 day of January, 2021.

Garey M. Keltner

Elizabeth M. Keltner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County, **Garey M. Keltner** and **Elizabeth M. Keltner**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of January, 2021.

Notary Public

My Commission Expires: 1-3-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Garey M. Keltner

Subscribed and sworn to before me, this 19 day of January, 2021.

Notary Public

My Commission Expires: 1-3-23

1176800.010.sm.Quitclaim Deed – Wilsonia Dr

EXHIBIT "A"

A certain tract or parcel of real land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 on the Proposed Plan of Hillwood Estates, Section 4, not of record, described as follows:

BEGINNING on the southerly margin of Wilsonia Drive 200 feet west from the northwest corner of the property conveyed to James C. Terry and wife, by deed from H. G. Hill Realty Company, of record in Book 2030, page 387, Register's Office for said County, being the corner of Lots Nos. 30 and 31; thence with the line between said two lots southwardly 300 feet; thence westwardly 200 feet; thence northwardly 300 feet to the southerly margin of Wilsonia Drive; thence with same eastwardly 200 feet to the beginning.

Being the same property conveyed to Garey M. Keltner and wife, Elizabeth M. Keltner from Sandra B. Pink and Pamela B. Hawes, as duly appointed Co-Executrices and sole Legatees under the Will of Nannette T. Bain, Deceased, by Warranty Deed dated the 5th day of June, 1997 and of record in Deed Book 10517, pages 863-866, Register's Office for Davidson County, Tennessee.