Name and Address of New Owner:
John M. Keeton, IV
8455 Lewis Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 707999 DEEDQC
08/31/2021 03:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210831-0117495

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15500004900 & 15500028600

QUITCLAIM DEED
FOR PURPOSES OF COMBINING THE ABOVE TWO MAP AND PARCEL NUMBERS

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 legal sufficiency of which are hereby irrevocably acknowledged, **John M. Keeton, IV,** "the Grantor," convey and quitclaim unto **John M. Keeton IV,** "the Grantees," the following described real estate in Davidson County, Tennessee:

TRACT I

LAND in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey by S.H. Hutchinson, Surveyor, dated January 25, 1960, as follows: Beginning at a Hickory tree with a Tan Oak pointer, same being the north west corner of R.B. Smith's land, in W.H. Anderson's south line; thence with south line of the Anderson and Harvell lands north 87° west 76.90 poles to a stake formerly a Beech; thence with east line of H.T. Claxton south 3° 30' west 13 poles, more or less, to center of the Lewis road, same being northwest corner of F.C. Tidwell's 11/16 acres lot; thence with center of Lewis Road and north westerly line of said lot north 34° east 4.66 poles; thence leaving said road going south 54° east passing south easterly corner of said 11/16 acre lot at about 10.18 poles, in all 13.10 poles to a stake with Black Locus & Sassafras pointers; thence south 36° west 23.80 poles to a stake at the south east corner of J.L. Roberts 1 acre lot, Sassafras & Black Locus pointers; thence with east line of J.M. Roberts land south 2° west 17.50 poles, more or less, to a stake formerly 3 Beech pointers the corner of R.B. Smith land; thence with R.B. Smith's north line south 87° east 76.90 poles to a stake with a large Tan Oak pointer; thence with R.B. Smith's west line north 2° east 52 poles to a point of beginning containing 23.90 acres, being the same more or less.

BEING the same property conveyed to John M. Keeton, IV and wife Bettie W. Williams by Warranty Deed from Johnny L. York and wife, Patricia Morris York, dated July 15, 1988, of record in Book 7601, Page 506, Register's Office for Davidson County, Tennessee. Bettie W. Williams died on January 2, 2009.

Also known as 8455 Lewis Road, Nashville, TN 37221

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in Instrument No. 20201013-0118979, Register's Office of Davidson County.

Being a tract of parcel of land located in the Ninth Civil District of Davison County, Tennessee, said tract being a portion of the property conveyed to John M. Keeton IV and wife Bettie W. Williams by deed of record in book 7601, page 506, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way line of Lewis Road, said point being the northeasterly comer of property conveyed to James M. McDonald by quitclaim deed of record no. 20001109-0111372, R.O.D.C., and being the northwesterly comer of the herein described tract,

THENCE, with the southeasterly right-of-way line of Lewis Road N 36°11 '55" E, 110.00 feet to an iron rod, THENCE, with a new line and severing the John M. Keeton property S 52°23 '00" E, 345.00 feet to an iron rod, THENCE, continuing S 35° 15'00" W, passing an iron rod at 122.00 feet, a total distance of 502.72 feet to an iron rod, THENCE, S 76°21 '00" E, 1075.60 feet to an existing iron pin, THENCE, leaving said line with the northerly line of property conveyed to A. W. Chaffin and wife Edna L. Chaffin by deed of record in book 5421, page 89, R.O.D.C., N 85° 17'00" W, 1204.12 feet to an existing iron pin, THENCE, leaving said line with the easterly line of property conveyed to Stephen G. Fuson by deed of record in book 10560, page 601, R.O.D.C., N 4°32'15" E, 232.02 feet to an existing iron pin, THENCE, leaving said line with the southeasterly line of property conveyed to James M. McDonald by quitclaim deed of record no. 20001109_0111372, R.O.D.C., N 35°15 '00" E, 415 .40 feet to an existing iron pin, THENCE, continuing with McDonald N 52°23'00" W, 191.11 feet to an iron rod and the point of beginning.

Containing 217,935 square feet or 5.003 acres, the same more or less.

Being a portion of the same property conveyed to John M. Keeton, IV by Quitclaim Deed from Evelyn C. Keeton, wife of John M. Keeton, III (Deceased), dated October 12, 2020, of record in Instrument No. 20201013-0118979, Register's Office, Davidson County, Tennessee.

Also known as 8457 Lewis Road, Nashville, TN 37221

TRACT II

Being a tract of parcel of land located in the Ninth Civil District of Davison County, Tennessee, said tract being a portion of the property conveyed to John M. Keeton IV and wife Bettie W. Williams by deed of record in book 7601, page 506, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way line of Lewis Road, said point being the northeasterly comer of property conveyed to James M. McDonald by quitclaim deed of record no. 20001109-0111372, R.O.D.C., and being the northwesterly comer of the herein described tract, THENCE, with the southeasterly right-of-way line of Lewis Road N 36°11 '55" E, 110.00 feet to an iron rod, THENCE, with a new line and severing the John M. Keeton property S 52°23 '00" E, 345.00 feet to an iron rod, THENCE, continuing S 35° 15'00" W, passing an iron rod at 122.00 feet, a total distance of 502.72 feet to an iron rod, THENCE, S 76°21 '00" E, 1075.60 feet to an existing iron pin, THENCE, leaving said line with the northerly line of property conveyed to A. W. Chaffin and wife Edna L. Chaffin by deed of record in book 5421, page 89, R.O.D.C., N 85° 17'00" W, 1204.12 feet to an existing iron pin, THENCE, leaving said line with the easterly line of property conveyed to Stephen G. Fuson by deed of record in book 10560, page 601, R.O.D.C., N 4°32'15" E, 232.02 feet to an existing iron pin, THENCE, leaving said line with the southeasterly line of property conveyed to James M. McDonald by quitclaim deed of record no. 20001109_0111372, R.O.D.C., N 35°15 '00" E, 415 .40 feet to an existing iron pin, THENCE, continuing with McDonald N 52°23'00" W, 191.11 feet to an iron rod and the point of beginning. Containing 217,935 square feet or 5.003 acres, the same more or less.

Being a portion of the same property conveyed to John M. Keeton, IV by Quitclaim Deed from Evelyn C. Keeton, wife of John M. Keeton, III (Deceased), dated October 12, 2020, of record in Instrument No. 20201013-0118979, Register's Office, Davidson County, Tennessee.

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Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of June, 2021.

_____(SEAL)
John M. Keeton, IV

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **John M. Keeton**, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of June, 2021.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 05/08/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of ~~May~~ June, 2021.

Notary Public
My commission expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

File # 21-2051

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/3/21 (date of document).

Connie Taylor
Affiant Signature

7/2/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

