Karen Johnson Davidson County
Batch# 726254 DEEDQC
09/29/2021 11:04:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210929-0130885

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
1415 Springfield Hwy
Goodlettsville, Tennessee 37072

**MAP-PARCEL NUMBERS:**
Map 014-000
Parcel 126.00

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# QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **Walter Alex Keeler,** for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim, to my brother, Leonard Olice Keeler, any 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 13th day of JAN, ~~2020~~ 2021.

Walter Alex Keeler

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Walter Alex 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 13 day of January, ~~2020~~ 2021

NOTARY PUBLIC

My commission expires: 1-8-24

KIMBERLY J. SINOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF** TN
**COUNTY OF** DAVIDSON.

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

**Grantee**

SWORN to and subscribed before me this the 13 day of January, ~~2020~~ 2021.

NOTARY PUBLIC

My Commissions Expires: 1-8-24

KIMBERLY J. SINOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY