Karen Johnson Davidson County
Batch# 753220 DEEDQC
11/12/2021 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211112-0150604

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF November, 2021.

NOTARY PUBLIC

My Commission expires: 2-5-25

KAYTLYN N. DODSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 21100006

Address of New Owner	Send Tax Bills To:	Tax Information:
Leonard Olice Keeler and Ronda Lynn Keeler, Husband and Wife 3127 YORK RD PLEASANT VIEW, TN 37146	Same	014-000-126.00

QUITCLAIM DEED

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Leonard Olice Keeler**, Grantor, herein does hereby acknowledged, convey, remise, release and forever quitclaim unto my wife, **Ronda Lynn Keeler**, her heirs and assigns such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

Land Located in the 14th civil District of Davidson County, Tennessee, further described as follows:
BEINNING at an iron pin in the north margin of an 80 foot right of way for frontage road leading to Bidwell Road, the same being Jehu M. Ward's southeast corner; thence with Ward's south line North 3 deg. 49' 41" East 1521.17 feet to a concrete monument; thence South 86 deg. 48' 42" East passing through an iron pin at 240 feet, 459.82 feet to an iron pin; thence South 3 deg. 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 deg. 16' 53" and radius of 2661.0 feet a length of 477.23 feet to the beginning, containing 16.69 acres, more or less, according to survey of William M. Keel, Number 990, dated December 15, 1983.

INCLUDED IN THE ABOVE DESCRIPTIN BUT EXCLUDED FROM THIS CONVEYANCE is that property described in deed of record at Book 7271, page 517, Register's Office for Davidson County, Tennessee. (note exclusion inadvertently omitted in pervious deeds)

Being the same property vesting in Walter Alex Keeler, Sr. and Leonard Olice Keeler with rights of survivorship by Trustee Deed of record as Instrument No: 20190417-0035232, Register's Office for Davidson County, Tennessee. Further being the same property vesting in Leonard Olice Keeler upon the death of Walter Alex Keeler, Sr. December 30, 2019 (see affidavit of record at 20201208-0142490, RODCT, as well as Affidavit of Heirship fo record as Instrument No: 20210119-0007936, RODCT) In furtherance of title all the heirs at law of Walter Alex Keeler, Sr.: Mattie Keeler, Walter Alex Keeler, Jr., Tabetha Hostettler, Walter Alex Keeler (son), conveyed their interest if any in said property to Leonard Olice Keeler in deeds of record as Instrument numbers: 20201208-0142492,20201208-0142491,20201208-0142493, 20210929-0130885, all in RODCT.

This is improved property generally located:
3636 Stagner Rd., Joelton, TN 37080

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

This conveyance is made pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **Leonard Olice Keeler and Ronda Lynn Keeler, Husband and Wife**, so that the entire property, upon the death of either, will pass to the other.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Leonard Olice Keeler,** has caused this instrument to be executed, this the 5th day of November, 2021.

Leonard Olice Keeler

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Leonard Olice Keeler**, 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.

This the 5th day of November, 2021.

NOTARY PUBLIC
My Commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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 11/5/21 (date of document).

L. Broner McCoy
Date: 11/5/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 5th day of November, 2021.

NOTARY PUBLIC
My Commission expires: 2.5.25

