Karen Johnson Davidson County
Batch# 769706 DEEDQC
12/08/2021 09:35:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211208-0162636

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
Volunteer 4304 OH, LLC
301 Riverstone Blvd.
Nashville, TN 37214

SEND TAX BILL TO:
Cedarstone Bank
900 W. Main St.
Lebanon, TN 37087

MAP-PARCEL
06413000500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Richard J. Keaton and Julie A. Keaton, Trustees of the Keaton Living Trust, dated February 25, 1997** (hereinafter, the "Grantor"), do hereby quitclaim and convey unto **Volunteer 4304 OH, LLC,** a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantors' right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

These are improved properties known as 4304 Old Hickory Boulevard, Nashville, TN 37138.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantors make no representations or warranties whatsoever with regard to the Property or the Grantors' interest therein.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 23rd day of November, 2021.

KEATON LIVING TRUST, DATED FEBRUARY 25, 1997

By: _____
Richard J. Keaton, Trustee

By: _____
Julie A. Keaton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard J. Keaton and Julie A. Keaton, Trustees of the Keaton Living Trust dated February 25, 1997 and restated in full on October 23, 2019, with whom I am personally acquainted or who have proven to me on the basis of satisfactory evidence to eb the persons whose names are subscribed herein, and who, upon oath, acknowledged themselves to be the Trustees of the Keaton Living Trust dated February 25, 1997, and restated in full on October 23, 2019, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees, and that the foregoing instrument is the voluntary act and deed of the Trust.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of November, 2021.

NANCY STABELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2022

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

_____
AFFIANT

Subscribed and sworn to before me this 23rd day of November, 2021.

NANCY STABELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2022

_____
Notary Public
My Commission Expires: _____

EXHIBIT A

Property Description

Land in the 11th Civil District of Davidson County, Tennessee, described as follows: Being Lot No. 18 of Block 3 on the Plan of Berryville, as of record in Book 6143, Page 646, Register's Office of said County. Said Lot fronts 50 feet on the easterly side of Old Hickory Boulevard Road (formerly Hadley Road) and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Richard J. Keaton and Julie A. Keaton, Trustees of the Keaton Living Trust, dated February 25, 1997, by Ana Maria Ramirez, a single person, by Warranty Deed dated December 15, 2020 and recorded at Instrument No. 20201223-0152977 Register's Office for Davidson County, Tennessee.