THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills, Suite 130** **Nashville, TN 37215** Karen Johnson Davidson County Batch# 789877 DEEDQC 01/13/2022 11:58:22 AM 2 pgs Fees: $12.00 Taxes: $0.00 20220113-0005127	STATE OF TENNESSEE) COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 30th day of December, 2021. _____ Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Conor and Caroline Keenan 6016B Deal Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 091 09 0 093.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Caroline Reeves and Conor Keenan, wife and husband,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Conor Keenan and Caroline Keenan, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of The Homes at 6016 Deal Ave, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 6016 Deal Ave, a Horizontal Property Regime, of record in Instrument No. 20210317-0035047 and amendment recorded in Instrument No. 20210322-0037631, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Caroline Reeves and Conor Keenan, wife and husband, by Warranty Deed from MCH Construction of TN, LLC, a Tennessee limited liability company, of record in Instrument No. 20210420-0052647, in the Register's Office of Davidson County, Tennessee, dated April 16, 2021 and recorded on April 20, 2021.

Being a part of the same property conveyed to MCH Construction of TN, LLC, a Tennessee limited liability company, by Warranty Deed from Ryan T. Johnson and wife, Kirsten Perrey and Reed T. Johnson, of record in Instrument No. 20210105-0002066, in the Register's Office of Davidson County,

Tennessee, dated December 11, 2020 and recorded on January 05, 2021 and Corrected in Instrument No. 20210308-0030151, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Anthony T. Johnson, by Warranty Deed from William J. Knight and spouse, Vana G. Knight, of record in Book 10858, Page 36, in the Register's Office of Davidson County, Tennessee, dated March 26, 1998 and recorded on March 27, 1998.

The said Anthony T. Johnson, unmarried, died on September 10, 2016 leaving Ryan Todd Johnson and Reed Tanner Johnson, as the only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20161028-0113831 and Instrument No. 20201221-0151583, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30TH day of December, 2021.

Caroline Reeves n/k/a Caroline Keenan

Conor Keenan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Caroline Reeves n/k/a Caroline Keenan and Conor Keenan, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of December, 2021.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____