QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 793206 DEEDQC
01/19/2022 12:20:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220119-0007362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Geraldine H. Keesee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023

TENNESSEE NOTARY PUBLIC (AFFIX SEAL) DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GERALDINE KEESEE AND VERNON T. KEESEE JR.	**Same**	**162-06-0-396.00**
(NAME) **149 Troutbeck Court**	(NAME)	
(ADDRESS) **Clarksville, TN 37040**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GERALDINE KEESEE, A SINGLE WOMAN ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

GERALDINE KEESEE, A SINGLE WOMAN, AND VERNON T. KEESEE JR., A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 91 ON THE PLAN OF HICKORY VIEW, SECTION 4 OF RECORD IN PLAT BOOK 6900, PAGE 373, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GERALDINE KEESEE, A SINGLE WOMAN BY WARRANTY DEED FROM ANISSA ELLEN INGRAM F/K/A ANISSA E. WILLIAMS AND BRYAN INGRAM OF RECORD IN INSTRUMENT NO. 20170330-0031130 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 28, 2017 AND RECORDED ON MARCH 30, 2017.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **208 Ash Grove Drive, Nashville, Tennessee 37211**

Witness our hands this the 15th day of September, 2021.

GERALDINE KEESEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GERALDINE KEESEE,** 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 and official seal, this the 15th day of September 2021.

Notary Public

My Commission Expires: 3/7/2023

LAUREN MUNOZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY