Karen Johnson Davidson County
Batch# 800917 DEEDQC
02/07/2022 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220207-0013685

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Crystal Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2022

Gina L. Shoemake
Notary Public
MY COMMISSION EXPIRES: 12/19/2023
(AFFIX SEAL)

GINA L SHOEMAKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12-19-2023

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Top R and A Development, LLC	SAME AS NEW OWNER	093-16-0-016.00
(NAME) 1818B River Rd	(NAME)	
(ADDRESS) Nashville TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Reginald McKeever, an unmarried man,** hereinafter called the Grantor(s), has quitclaimed **Top R and A Development, LLC**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land being located in Davidson County, Tennessee, Property having Lot No. Lot 2 Kecsis, with the Section No. 93.16, and property beginning at Land in Davidson County, Tennessee being Lot No. 2 Kecsis on Green Street, as of record in Book 2901, page 147, Register's Office for said County, to which said Plan reference is hereby made for a complete legal description of said lot.

Land Situated in Davidson County, Tennessee, being Lot No. 2 of the Kecsis Property in South Nashville, described as follows:

Beginning on the northerly margin of Green, formerly Leigh Street, 118 feet westerly from the westerly margin of Fairfield Avenue, being the corner of Lots Nos. 2 and 3 of the said unregistered plan; thence from the northerly margin of Green Street, westerly 41 feet to the corner of Lots Nos. 1 and 1; thence northerly with the line between said two lots, 165 feet to the southerly margin of an alley; thence with said alley, easterly 41 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots 165 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 2901, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to REGINALD MCKEEVER, AN UNMARRIED MAN, by Deed from GARY GREEN, dated December 18, 2020, and of record as Instrument No. 20201222-0152326, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved and unimproved property known as 84 Green Street, Nashville, TN 37210.

Witness my hand this 3rd day of January, 2022

Reginald McKeever

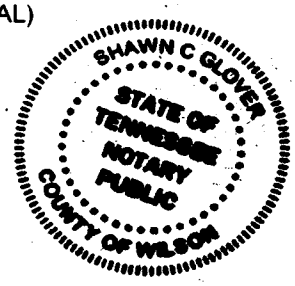
STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reginald McKeever, the herein bargainor(s), 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 3 day of January, 2022.

Notary Public

My Commission Expires: 12/2/2023

(SEAL)



Tennessee Certification of Electronic Document

I,Crystal Danton, do hereby make oath that I am a licensed attorney and/or the custodian of the original 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 this 3rd day of January, 2022.

Affiant Signature

01.03.2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/19/2023

NOTARY'S SEAL

