Karen Johnson Davidson County
Batch# 809855 DEEDQC
02/23/2022 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220223-0020495

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Top R & A Development, LLC
1621 Lethia Drive
Nashville, Tennessee 37206

MORTGAGEE:
N/A

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel 072-13-0-357.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Reggie McKeever,** hereinafter called the Grantor, has bargained and sold, and does hereby quitclaim and convey unto **Top R and A Development, LLC,** hereinafter called the Grantee, its successors and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 34 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore Property, of record in Plat Book 843, page 79, 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 Reggie McKeever by deed from George A. Powell, Jr., as of record in Instrument No. 20161206-0127705, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1003 West McKennie Avenue, Nashville, Tennessee 37206-3352.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Said property is also being conveyed without the benefit of a title search or examination by the preparer, none being requested. Consequently, this conveyance does not affect the rights of third parties whose interests may be in effect prior to the date recited herein.

IN WITNESS WHEREOF, I have hereunto set my hand this the 4th day of ~~December~~ January, 2022 ~~2021~~.

REGGIE MCKEEVER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reggie McKeever, the 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4th day of ~~December~~ January, 2022 ~~2021~~.

Barbara A. Fisher
NOTARY PUBLIC

My Commission Expires: 9-18-23

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is NONE.

Shawn C Glover
AFFIANT

Subscribed and sworn before me
this 4th day of ~~December, 2021~~. January 4, 2022

Barbara A. Fisher
NOTARY PUBLIC

My Commission Expires: 9-18-23

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 4th day of January, 2022.

Affiant Signature

01.04.2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/19/2023

NOTARY'S SEAL

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

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