RECORD AND RETURN TO:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 863030 DEEDQC
05/26/2022 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220526-0061262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY, 2022.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COMMISSION OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Garside & Hunter, PLLC, 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Weston M. Keith 6605 River View Dr. Nashville, TN 37209	Same as New Owner	101-00-0-076.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **RONALD L. KEITH, a married man,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **WESTON M. KEITH, an unmarried man,** his heirs and assigns, all his right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO

WITNESS OUR HAND, this 13 day of May, 2022.

RONALD L. KEITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named RONALD L. KEITH, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of May, 2022.

Notary Public

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2024

My commission expires:

EXHIBIT A

Land located in the 8th Civil District of Davidson County, Tennessee, the same being a portion of land sold to Eley Dodson Sawyers and wife, Maggie Mae Sawyers, by B.S. Givens and wife, Martha Givens on December 27, 1927.

BEGINNING in the center of the River Road in front of the Watkins Chapel Church building same being the Northwest Corner of Will Hulan's place. Thence South 44 deg. West with Hulan's line about 184 feet to a mock Orange Tree in Hulan's line. Thence South 55 deg West 137 feet to a cedar tree at the rear of a spring. Thence South 65 deg. West 87 feet to a stake in Carlton Langley's line. Thence North 24 deg East 354 feet more or less to center of River Road. Thence South 65 deg. East 182 feet with center of River Road to the BEGINNING, containing one acre to be the same, more or less.

BEING the same property conveyed to Ronald L. Keith, by Warranty Deed from Claudia Pentecost Sweeney and Mazzie Pentecost Newman and Cordelia P. Ricketts and Joanna P. Hargrove, dated 6/4/2012, recorded 6/11/2012 and appearing of record at Instrument No. 20120611-0050885, Register's Office for Davidson County, Tennessee.

This property has never been a residence for the Grantor and as such is not subject to any marital interest as contemplated by Tennessee law.

Certificate of Authenticity

I, Leslie Garside, 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 5/13/2022.

Date

Affiant Signature

5/23/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025