22-1788

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 904383 DEEDQC
08/17/2022 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093163

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Howard Crosby Keltner Brittany Lauren Olsen 919 Southside Place Nashville, TN 37203	New Owners	105-02-1M-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Howard Crosby Keltner, a single man**, by these presents does hereby quitclaim and convey unto **Howard Crosby Keltner, unmarried and Brittany Lauren Olsen, unmarried as tenants in common with right of survivorship,** their heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Being Unit B as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Townhomes at 917 Southside Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171102-0112440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the portion of property conveyed to D & M Development, LLC as a North Dakota limited liability Company by Warranty deed from Thomas C. Broome and Phyllis Kaye Broome, husband and wife of record in Instrument No. 20170922-0097629 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 22, 2017 and Scrivener's Affidavit recorded in Instrument No. 20171108-0115204.

Being the same property conveyed to Howard Crosby Keltner, a single man by Warranty Deed from D & M Development, LLC, a North Dakota limited liability company of record in Instrument No. 20180607-0054664 Register's Office for Davidson County, Tennessee dated June 1, 2018 and recorded on June 7, 2018.

Being also known as 919 Southside Place, Nashville, Tennessee 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
15th day of August, 2022.

Affiant

My commission expires:

MEREDITH MALLOY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 15th day of August, 2022.

Howard Crosby Keltner

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 **Howard Crosby Keltner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of August, 2022.

Notary Public

My Commission Expires: 3-3-26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/17/2022 ____ (date of document).

Affiant Signature

08/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025