Karen Johnson Davidson County
Batch# 955345 DEEDQC
12/27/2022 02:53:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221227-0132712

THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).
Brian S. Shelton Carter Shelton Jones, PLLC 2021 Richard Jones, Suite 240 Nashville, Tennessee 37215	

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Andrew G. O'Guin 560 Doral Country Drive Nashville, TN 372221	-SAME-	142-06-0D-008.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

WHEREAS, **JANIE L. KEEL** owned certain improved property known as 560 Doral Country Drive, Nashville, Davidson County, Tennessee, 37221, and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Real Property").

WHEREAS, Janie L. Keel died on September 10, 2020, and an estate was opened in the Davidson County Probate Court under Docket Number 20P-1646.

WHEREAS, Andrew G. O'Guin was appointed as Administrator of the Estate of Janie L. Keel.

WHEREAS, Janie L. Keel was unmarried upon her death and was survived by one (1) child, Andrew G. O'Guin.

NOW, THEREFORE, IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **ANDREW G. O'GUIN, Administrator of the Estate of Janie Louise Keel** (the "Grantor") by these presents does hereby sell, assign, transfer, convey and quitclaim the Real Property to **ANDREW G. O'GUIN** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, as Administrator of the Estate of Janie Louise Keel, in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Real Property").

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of December, 2022.

Andrew G. O'Guin, Administrator of the Estate of Janie Louise Keel

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **ANDREW G. O'GUIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Administrator of the Estate of Janie L. Keel**, the within-named bargainor, and that he, as such Administrator, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained

WITNESS my hand, at office, this 21st day of December, 2022.

NOTARY PUBLIC

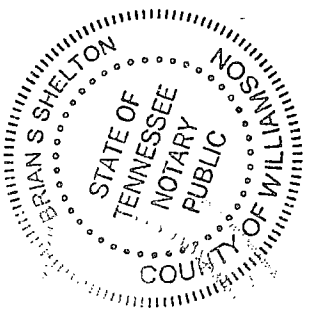


EXHIBIT A

Legal Description

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 95-A, erroneously referred to as Unit 950 in prior conveyance, of section seven, Doral Country Villa, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 223, said Register's Office, to which source reference is hereby made for a more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Janie L. Keel, a single woman, by deed dated April 27, 2018, of record as Instrument Number 20190501-0041222, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Plan of record in Plat Book 5200, Page 223, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums of record in Book 5532, Page 727 as amended in Book 5623, Page 252, Register's Office for Davidson County, Tennessee.
- Doral Country Villa Section VII Condominium Association, Inc. for Fines of record in Instrument Number 20141103-0101033 and Instrument No. 20151130-0120647, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 560 Doral Country Drive, Unit 95-A, Nashville, TN 37221.