Karen Johnson Davidson County
Batch# 969469 DEEDQC
02/10/2023 11:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230210-0009924

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 9 day of February, 2023.

Notary Public
My commission expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
George Thomas Keeling & Angelitta Springer	New Owner	
3809 Wood Trail		050-110-123.00
Nashville, TN 37216		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **George Thomas Keeling, a single man,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his right, title and interest unto **George Thomas Keeling and Angelitta Springer, tenants in common with the right of survivorship,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Timberwood Estates, Section 2-A, of record in Book 6200, Page 597, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to George Thomas Keeling, a single man by Warranty Deed from Alicia Hunt f/k/a Alicia S. Ford and husband, Raphael Pierre Hunt, of record in Instrument No. 20050620-0070044, Register's Office for Davidson County, Tennessee, dated June 15, 2005 and recorded on June 20, 2005.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3809 Wood Trail, Nashville, Tennessee 37216.**

Witness my hand this 9TH day of February, 2023.

George Thomas Keeling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George Thomas Keeling**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9TH day of February, 2023.

Notary Public
My Commission Expires: 04/20/2025

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 2/9/2023.

D. Shayne Adair

2/10/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10 **day of** February, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026