Karen Johnson Davidson County
Batch# 994739 DEEDQC
04/21/2023 09:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230421-0029444

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110 Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
Susan Hunter Keen, Trustee of the Survivor's Trust under the Keen Family Trust Agreement, and Susan Hunter Keen, Trustee of the Family Trust under the Keen Family Trust Agreement	- same -	043 14 0 045.00
115 Millers Point		
Gallatin, TN 37066		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **SUSAN HUNTER KEEN, SUCCESSOR SOLE TRUSTEE OF THE KEEN FAMILY TRUST AGREEMENT, dated March 13, 2019,** do hereby convey the following described tract or parcel of land as follows: one-half (½) to **SUSAN HUNTER KEEN, TRUSTEE OF THE SURVIVOR'S TRUST UNDER THE KEEN FAMILY TRUST AGREEMENT, dated March 13, 2019**; and one-half (½) to **SUSAN HUNTER KEEN, TRUSTEE OF THE FAMILY TRUST UNDER THE KEEN FAMILY TRUST AGREEMENT, dated March 13, 2019,** all of my rights, title and interest in the following described tract or parcel of land being located in Davidson County, Tennessee, and described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Tract No One, Forest Park Acreage Tracts, of record in Book 843, Page 81 (erroneously referenced in prior deed as Page 811), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Lavan Keen and Susan Hunter Keen, Co-Trustees of the Keen Family Trust Agreement, dated March 13, 2019, of record in Instrument No. 20190319-0025067, Register's Office for Davidson County, Tennessee.

This is improved property located in Davidson County, Tennessee known as 538 East Maple Street, Madison, Tennessee 37115.

Said property is also conveyed subject to any and all other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of April, 2023.

THE KEEN FAMILY TRUST AGREEMENT
dated 03/13/2019

By: _____
SUSAN HUNTER KEEN, Trustee

==========

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN HUNTER KEEN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Gallatin, Tennessee, on this 20th day of April, 2023.

_____
Notary Public

My Commission Expires: _____

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 10-02-2023

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

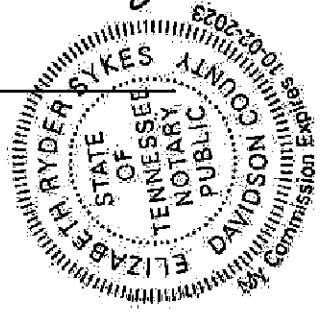
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
20th day of April, 2023.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 April 20, 2023.

Elizabeth Ryder Sykes

4/20/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of April, 2023.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: _____