Prepared by:

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Karen Johnson Davidson County
Batch# 1020536 DEEDQC
06/29/2023 08:42:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230629-0049521

QUIT CLAIM DEED

Address of New Owner	Send Tax Bills to:	Parcel ID No.
Steven Bolton & Kelsee Bolton	Steven Bolton & Kelsee Bolton	044050206.00
1080 W. Main St #1215	1080 W. Main St #1215	
Hendersonville TN 37075	Hendersonville TN 37075	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Steven Bolton, whose address is 1080 W. Main St, #1215, Hendersonville, TN 37075, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS TO Steven Bolton and Kelsee Bolton whose address is 1080 W. Main St, #1215, Hendersonville, TN 37075, as tenants by the entirety, all right, title, interest and claim to the following real estate property located at 100 Keeton Avenue, in the city of Old Hickory, located in the County of Davidson and State of Tennessee and ZIP code 37138. The property is described as follows:

> Being part of Lot No. 263, on the map of Rayon City, of record in Book 843, page 13, Register's Office for said County, described as follows:
>
> Beginning at a point in the Westerly margin of Keeton Avenue at the corner of Lots Nos. 262 and 263; thence with the line between said lots and along the South line of Lot 261, Westerly 95.7 feet to the Northeasterly corner of the property conveyed to Murphy D. Kesley and wife, by deed of record in book 1025, page 488, said Register's Office, thence along their line, Southerly to a point in the line of Lot No. 269, which said point is 25 feet East of the line of Lot No. 260 as measured along the line of Lot No. 263, being Kelsey's corner; thence with the line between lots 263 and lots 268 and 269, Southeasterly 28.45 feet more or less to the property conveyed to Alec Bobo by deed of record in book 1077, page 264, said Register's Office; thence along Bobo's line, Easterly to the Westerly margin of Keeton

Avenue, said point being 2 feet North of the corner lots of 263 and 265; thence with the margin of said Avenue, Northerly 48 feet to the beginning.

Being the same property inherited by Steven Bolton, and memorialized as Affidavit of Inheritance of Real Estate, of record in the Davidson County Register's Office as instrument number 20230623-0047936. This is an improved property, known as 100 Keeton Avenue, Old Hickory, Tennessee 37138.

FOR VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of June 28th, 2023, and that Steven Bolton makes no warranty as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest he has in it to Steven Bolton and Kelsee Bolton.

Signature

Steven Bolton
Print Name

6/28/23
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, Steven Bolton, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon their oaths, acknowledged that the statements contained herein are true to the best of their knowledge, information and belief and that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 28 day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 5-3-27

JONATHAN HESSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Affiant

Subscribed and sworn before me, this 28 day of June , 2023.

Notary

JONATHAN HESSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027