Karen Johnson Davidson County
Batch# 1079467 DEEDQC
12/07/2023 10:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231207-0094520

This Instrument Prepared By
and after recording return to:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Steven K. Wood, Attorney
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Keith M. Buchanan, Trustee Keith M. Buchanan Revocable Trust 4816 Redcastle Ridge Nashville, TN 37211	Same
Tax Map Parcel No.: 161 13 0B 412 00	

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, I, **Keith M. Buchanan** (the "Grantor"), hereby quitclaim and convey unto, **Keith M. Buchanan Trustee, Keith M. Buchanan Revocable Trust dated December 6, 2023,** their successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, (collectively the "Grantee"), all of our right, title and interest in and to a certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").:

This is improved property located on 412 Lazy Creek Lane, Nashville, TN 37211.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Steven K. Wood or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Steven K. Wood nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. 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 6th day of December 2023.

Keith M. Buchanan

Keith M. Buchanan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 6th day of December, 2023.

NOTARY PUBLIC
My Commission Expires: 3/9/27



4880-0962-4979

202312070094520

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -

Judith M. Buchanan
AFFIANT

Subscribed and sworn to before me this 6th day of December, 2023.

NOTARY PUBLIC

My Commission Expires:
3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

4880-0962-4979

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 412 of Creekside of Brentwood, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Amended and Restated Master Deed for Creekside of Brentwood, of record in Instrument Number 200502040013611, as amended in Instrument Number 200503290034131, Instrument Number 200508220100021 and Instrument Number 200706220075126, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed Reference is hereby made to the Final Plat of Creekside at Brentwood as shown on plat of record in Instrument Number 200907300071237, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Keith M. Buchanan by Instrument No. 20151015-0104776.

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

This property is improved property known as 412 Lazy Creek Lane, Nashville, TN 37211.

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 December 6, 2023 (date of document).

Affiant Signature

December 6, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/9/27

NOTARY'S SEAL

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027