Karen Johnson Davidson County
Batch# 1079482 DEEDQC
12/07/2023 10:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231207-0094543

**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 of the Keith M. Buchanan Revocable Trust<br>4816 RedCastle<br>Nashville, TN 37211 | Same |
| *Tax Map Parcel No.:* 172 12 0D 065.00 | |

**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 7220 Althorp Way, 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 6 day of December, 2023.

Keith M. Buchanan

**Keith M. Buchanan**

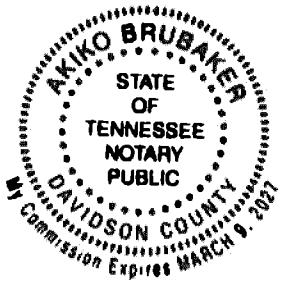
STATE OF TENNESSEE)

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $ - 0 -

Keith M. Buchanan
AFFIANT

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

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

NOTARY PUBLIC

My Commission Expires:
3/9/27

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 505 as shown on the final Plat of the Town Center Homes at Lenox Village, Section 2, filed of record in Instrument No. 200050322-0031182, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Keith M. Buchanan by Instrument No. 20151015-0104777.

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

This property is improved property known as 7220 Althorp Way, 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