Karen Johnson Davidson County
Batch# 1079484 DEEDQC
12/07/2023 10:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231207-0094545

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 4816 Redcastle Ridge Nashville, TN 37211	Same
Tax Map Parcel No.: Map 172-14-B; Parcel 70	

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 of the 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 4816 Redcastle Ridge, Nashville, TN 37221.

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

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

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.

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

NOTARY PUBLIC

My Commission Expires:

3/9/27

4880-0962-4979

EXHIBIT "A"

BEING Lot No. 70, on the Plan of Winfield Park, Phase **2,** Section 1, a Planned United Development, of record in Instr. Nos. 200008040077802, as amended in 2 of record in Instr. No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This Conveyance is subject to all matters as set out on the plan of record in Instr. Nos. 2000080400077802, amended in Instr. No. 20010313-0024106; Declaration of Convenants, Conditions and Restriction and By-laws of record in Book 11113, page 691, page 852, Book 11628 page 204, and Book 11744, page 254; Open-Space Deed of record in Instr. No. 20020515-0059529, said Register's Office; including assessment of homeowners association dues, if any; any and all easements located on the property.

Being the same property conveyed to Keith M. Buchanan by instrument number 20030605-0077419, Register of Deeds of Davidson County, Tennessee.

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