AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Road, Bldg. 5
Coraopolis, PA 15108
File No. 50031890

Karen Johnson Davidson County
Batch# 1097071 DEEDQC
02/01/2024 02:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240201-0007213

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 13606004500

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 26 day of January, 2024 by and between **Walter S. Keith, a married man who acquired title as unmarried,** residing at 3540 Colony Point West, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Walter S. Keith and Svitlana K. Keith, husband and wife,** residing at 3540 Colony Point West, Nashville, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3540 Colony Point West, Nashville, TN 37217

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/19/1997 under Book 10385, Page 360 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Walter S. Keith

Walter S. Keith

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Walter S. Keith** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 26 day of January, 2024.

Ella K Butler

Notary Public

My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Walter S. Keith
Affiant

Print Name: WALTER S. KEITH

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 26 day of January, 2024.

Ella K Butler
Notary Public
My Commission Expires: 07/09/2024

Name and address for person(s) responsible for taxes:

Walter S. Keith and Svitlana K. Keith
3540 Colony Point West
Nashville, TN 37217

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address of property owner:

Walter S. Keith and Svitlana K. Keith
3540 Colony Point West
Nashville, TN 37217

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED BOOK 10385 PAGE 360 AND PARCEL# 13606004500, BEING KNOWN AND DESIGNATED AS:

BEING LOT NO. 248, ON THE PLAN OF SECTION FIVE, PRIEST LAKE PARK, OF RECORD IN BOOK 4460, PAGES 174, 175, AND 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS: 3540 COLONY POINT WEST, NASHVILLE, TN 37217

Parcel ID(s): 13606004500

BEING THE SAME PROPERTY ACQUIRED BY WALTER S. KEITH, UNMARRIED BY DEED OF WILLIAM W. HAMMETT, EXECUTOR OF THE ESTATE OF HARRY W. HAMMETT, DATED 03/13/1997 AND RECORDED 03/19/1997 IN BOOK 10385 PAGE 360

Tennessee Certification of Electronic Document

I, Allyson Kotouch, 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 1-26-2024.
(Date of Document)

Allyson Kotouch
Affiant Signature

1-29-24
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 29 day of January, 2024.

Virginia L W Juzwick
Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2026

NOTARY'S SEAL