Karen Johnson Davidson County
Batch# 1102603 DEEDQC
02/21/2024 08:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240221-0011694

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 570283659-80390505

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 047-00-0-055.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 2nd day of February, 2024, by and between **Frankie Denise Keeling**, a mailing address of 3905 Emerson Way, Valdosta, GA 31605, hereinafter referred to as Grantor(s) and **Frankie Denise Keeling, as Trustee of The Frankie Denise Keeling Living Trust, dated February 2, 2024, and any amendment thereto**, a mailing address of 3905 Emerson Way, Valdosta, GA 31605, 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

Also known as: 4522 Sulphur Creek Road, Nashville, TN 372181

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20200916-0105988, recorded on 09/16/2020 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

Frankie Denise Keeling

STATE OF Georgia
COUNTY OF Cook

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Frankie Denise Keeling, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 2 day of February, 2024

Paige Masters
Notary Public
My Commission expires: 5/31/2025

PAIGE MASTERS
Notary Public, Georgia
Cook County
My Commission Expires
May 31, 2025

VALUATION AFFIDAVIT

I, 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.

Affiant

STATE OF Georgia
COUNTY OF Cook

Sworn to before me this 2 day of February, 2024.

Notary Public
My Commission Expires: 5/31/25

PAIGE MASTERS
Notary Public, Georgia
Cook County
My Commission Expires
May 31, 2025

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

Frankie Denise Keeling
3905 Emerson Way
Valdosta, GA 31605

Name and address of property owner:

Frankie Denise Keeling
3905 Emerson Way
Valdosta, GA 31605

EXHIBIT A
LEGAL DESCRIPTION

The following described tract or parcel of land, to wit:

Tract or parcel of land in the 13th Civil District, Davidson County, State of Tennessee, as follows:

Beginning in the center of the county road and running thence N. 45 degrees W. 12 poles to a stone; thence N. 24 3/4 degrees E. 40 poles to a stooping oak; thence E. 24 poles to a large oak; thence N. 40 1/2 degrees E. 9 poles to an Elm; thence S. 78 degrees E. 15 1/2 poles to a hickory; thence S. 53 degrees E. 28 poles to an elm stump; thence S. 66 degrees E. 17 1/4 poles to a stone on a ridge; thence S. 1 1/2 degrees W. 24 3/4 poles to a stone and thence N. 89 degrees W. 91 poles to the beginning, containing by survey twenty-five acres.

Included in the above but excluded from this conveyance is that portion thereof described in the deed from Sherlie Kelly, et al to New Hope Baptist Church of record in Book 5332, page 20, Register's Office for said County.

APN: 047-00-0-055.00

PROPERTY COMMONLY KNOWN AS: 4522 Sulphur Creek Road, Nashville, TN 372181

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 02/02/2024 . [date of document]

Affiant Signature

2/20/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 20th day of February, 2024

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025