Karen Johnson Davidson County
Batch# 1123702 DEEDQC
04/16/2024 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240416-0027191

(Notary Stamp)

STATE OF TN
COUNTY OF Sumner

The actual consideration or value for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 16 day of April, 2024.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Reginald McKeever	**New Owner**	**072-13-0-357.00**
1818B River Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Top R and A Development, LLC** (hereinafter the "Grantor"), hereby quitclaim and convey to **Reginald McKeever** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Sumner** County, Tennessee, being further described as follows, to wit:

Being Lot No. 34 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore Property, of record in Plat Book 843, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reggie McKeever, by Deed from George A. Powell, Jr. as of record in Instrument No. 20161206-0127705, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Top R and A Development, LLC, by QuitClaim Deed from Reggie McKeever, as of record in Instrument No. 20220223-0020495, Register's Office for Davidson County, Tennessee.

Reggie McKeever and Reginald McKeever are one in the same person.

BEING also known as **1003 West McKennie Avenue, Nashville, TN 37206.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 11th day of April, 2024.

Top R and A Development, LLC

Reginald McKeever, Sole Member

STATE OF TN
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald McKeever, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be Sole Member (or other officer authorized to execute the instrument) of Top R & A Development, the within named bargainor, a Tennessee limited liability company, and that they as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by them as Sole Member.

WITNESS my hand and official seal this 11th day of April, 2024.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 4/10/2024 (date of document).

Affiant Signature

4/10/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202404160027191