Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**800 Crescent Centre Dr. Suite 140**
**Franklin, TN 37067**
**File # 220339892**

Karen Johnson Davidson County
Batch # 1128904 DEEDQC
04/30/2024 10:20:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240430-0031265

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is: $-0-.

M. Alexis Brandon
Affiant

Subscribed and sworn to before me, this 24th day of April, 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

## QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Scott Harrison Keiffer<br>161 Dellway Drive<br>Nashville, TN 37221 | New Owner | 060-16-0-105.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Caitlin Rachelle Keiffer,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Scott Harrison Keiffer,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, Pages 92 and 93, 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 Scott Harrison Keiffer and Caitlin Rachelle Keiffer by Warranty deed from Scott Keiffer of record in Instrument No. 20220405-0039112 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on April 5, 2022.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2024 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of April 2024.

Caitlin Rachelle Keiffer

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Caitlin Rachelle Keiffer, single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of April 2024.

Notary Public
My Commission Expires: 11-8-2027

LISA DANCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027