QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1131802 DEEDQC
05/07/2024 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033452

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF MAY 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 07, 2025

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Y & K Properties, LLC	**Same**	
(NAME) **203 Noonan Ct**	(NAME)	**034-13-0-175.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **JESSE KEOGH AND NOEL KEOGH, HUSBAND AND WIFE,** ("GRANTOR") BY THESE PRESENTS DO HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Y & K PROPERTIES, LLC,** ("GRANTEE") ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7, BLOCK D, ON THE PLAN OF EAST LAWN OF RECORD IN PLAT BOOK 547, PAGE 153 AND 154, 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 RICHARD MOORE BY SPECIAL WARRANTY DEED FROM AMERICAN GENERAL FINANCIAL SERVICES, INC OF RECORD IN INSTRUMENT NO. 20060914-0114097 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 31, 2006 AND RECORDED ON SEPTEMBER 14, 2006.

BEING THE SAME PROPERTY CONVEYED TO ELIJAH BROOKS, SINGLE BY WARRANTY DEED FROM RICHARD MOORE OF RECORD IN INSTRUMENT NO. 20220531-0062728 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 20, 2022 AND RECORDED ON MAY 31, 2022.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JESSE KEOGH AND NOEL KEOGH, HUSBAND AND WIFE, BY WARRANTY DEED FROM ELIJAH BROOKS, SINGLE, OF RECORD IN INSTRUMENT NUMBER 20240507 0033450 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 3 day of May 2024.

JESSE KEOGH

NOEL KEOGH

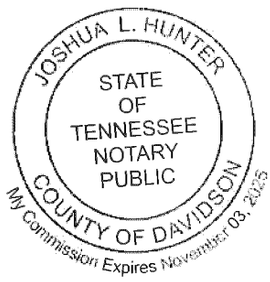
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **JESSE KEOGH AND NOEL KEOGH** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of May, 2024.

Notary Signature

My commission expires:



Certificate of Authenticity

I, Spencer Gross, 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 **May 3rd, 2024**.

Date

Affiant Signature

May 3rd, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025