This instrument prepared by:

Bass, Berry & Sims PLC (BHS)
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Karen Johnson Davidson County
Batch# 1137510 DEEDQC
05/21/2024 09:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240521-0037702

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To | Map and Parcel |
|---|---|---|
| Kevin T. Keen, Esq., as Trustee of the Sadie 85 Trust<br>Katten Muchin Rosenman LLP<br>2121 N. Pearl Street, Suite 1100<br>Dallas, TX 75201 | Same | 129-07-0-033.00<br><br>Davidson County |

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Timothy J. Creed and Cori Creed, husband and wife, (the "Grantors"), by these presents hereby quitclaim, transfer and convey to Kevin T. Keen, Esq., Trustee of the Sadie 85 Trust u/t/a dated May 10, 2024 (the "Grantee"), its successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of Grantors' right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of West Meade Farms, Inc., as shown by plat and survey of record in Plat Book 2133, page 37, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 17, which is a corner lot, fronts 163.0 feet on the southerly margin of Vaughns Gap Road and fronts 327.8 feet on the easterly margin of Groome Drive (a 50 foot unnamed street on said plan), said frontages being joined by a curve having a length of 39.9 feet, and extends back 303 feet on the easterly line and 151.0 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Timothy J. Cred and Cori Creed, husband and wife, by Warranty Deed from Philip T. Hagey and wife, Margaret F. Hagey, recorded on the 16th day of July, 2021 in Instrument No. 20210716-0095923, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

The above description is identical to that contained in the prior deed of record.

This is improved property known as 149 Vaughns Gap Road, Nashville, TN 37215.
Tax Parcel ID Number: 129-07-0-033.00

IN TESTIMONY WHEREOF, the Grantors have executed this deed on the 10th day of May, 2024.

TIMOTHY J. CREED

Cori Creed

CORI CREED

STATE OF TEXAS )
COUNTY OF DALLAS )

Before me, a Notary Public of the State and County aforesaid, personally appeared **TIMOTHY J. CREED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2024.

ZACHARY R. ARONS
My Notary ID # 134085238
Expires December 1, 2026

Notary Public
My Commission Expires:_____

STATE OF TEXAS )
COUNTY OF DALLAS )

Before me, a Notary Public of the State and County aforesaid, personally appeared **CORI CREED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2024.

ZACHARY R. ARONS
My Notary ID # 134085238
Expires December 1, 2026

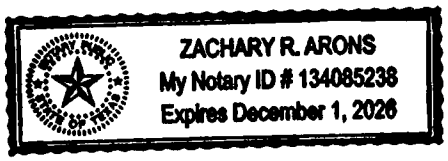
Notary Public
My Commission Expires:_____

STATE OF TEXAS )
COUNTY OF DALLAS )

The actual consideration for this transfer is $0.

Affiant

WITNESS my hand, at office, this 10th day of May, 2024.




Notary Public
My Commission Expires:_____

37470207.1

## CERTIFICATE OF AUTHENTICITY

I, Kevin T. Keen, do hereby make oath that I am a licensed attorney and 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 21, 2024.

Kevin T. Keen

STATE OF TEXAS )
)
COUNTY OF DALLAS )

Sworn to and subscribed before me on May 21, 2024.

Notary Public: _____

My Commission Expires:

ZACHARY R. ARONS
My Notary ID # 134085238
Expires December 1, 2026