QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1139162 DEEDQC
05/24/2024 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240524-0038812

FOR VALUABLE CONSIDERATION, DAVID KEELER, the GRANTOR,

Whose mailing address is 111 Kimberly Road, Davidson, North Carolina, 28036;

hereby conveys their interest and quitclaim to

DAVID KEELER AND BARBARA KEELER, a married couple, as tenants by the entireties, the GRANTEES,

Whose mailing address is 111 Kimberly Road, Davidson, North Carolina, 28036;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 411 of the Parthenon Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Parthenon Place Condominiums, of record in Instrument No.20020919-0114323, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, as Exhibit "C", of record aforesaid, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Parthenon Place Condominiums, as shown on Exhibit "E" to the Master Deed of record in Instrument No.20020919-0114323, said Register's Office, for a more complete identification and description of such Unit.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARTHENON PLACE CONDOMINIUMS of record in Instrument No. 20020919-0114323; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Deed to Homeowners Association for Open Space recorded at Instrument No. 20041230-0155027.

BEING THE SAME PREMISES conveyed to Grantor by: Warranty Deed from Christian Noel Anderson and wife, Jeanna McNaughton Anderson and Allen French Anderson, married man, dated October 15, 2014, and recorded on October 20, 2014 of record Instrument Number 20141020-0096670, in the Register's Office of Davidson County, Tennessee.

More commonly known as: 411 Oman Street, Nashville, TN 37203.

Assessor's Parcel Number: 104020V00200CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Signed on: 5/13, 2024

DAVID KEELER

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public, DAVID KEELER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 13th day of May, 2024.

EILEEN S MILES
My Commission Expires
NOTARY PUBLIC
February 18, 2029
MECKLENBURG COUNTY, NC

Notary Public

My commission expires: 2/18/2029

This Document Prepared By:
ALLEN CHRISTIE
Attorney at Law
The Life and Legacy Law Center PLLC
1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
(615) 257-1055

After Recording, Return and
Mail Tax Statements To:
David Keeler and Barbara Keeler,
Mailing address
111 Kimberly Road, Davidson, NC 28036

STATE OF NORTH CAROLINA COUNTY OF MECKLENBURG

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DAVID KEELER

Subscribed and sworn to before me on this the 13th day of May, 20 24.

EILEEN S MILES
My Commission Expires
NOTARY PUBLIC
February 18, 2029
MECKLENBURG COUNTY, NC

Notary Public

My Commission Expires: 2/18/2029

Seal

The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 13th 2024.

Affiant Signature

5/23/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of May 2024.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025

phone 833-PFL4YOU (833-735-4968)

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