Karen Johnson Davidson County
Batch# 1170215 DEEDQC
08/15/2024 09:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240815-0062432

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Lawson S. Keith, Trustee, Affiant Subscribed and sworn to before me, this 12th day of August, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Lawson S. Keith and Katherine K. Keith, Trustees 705 Stirrup Court Nashville, Tennessee 37221	SAME	142 03 0 016.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lawson S. Keith and wife, Katherine K. Keith,** hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lawson S. Keith and Katherine K. Keith, Trustees of the Lawson & Katherine Keith Living Trust, established by the Revocable Trust Agreement of Lawson S. Keith and Katherine K. Keith dated August 12, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 12th day of August, 2024.

Lawson S. Keith

Katherine K. Keith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawson S. Keith and Katherine K. Keith, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 2024.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 354 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee

Said Lot No. 354 fronts 115.0 feet on the southerly side of Stirrup Court and runs back between lines 170.8 feet on the westerly line and 175.4 feet on the easterly line to a dead line in the rear on which it measures 115.1 feet.

Being the same property conveyed to Lawson S. Keith and wife, Kathy Keith, by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 5440, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants or record in Book 4643, page 946, and amended in Book 5057, page 885, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot minimum building setback line from Stirrup Court, a 10-foot easement for public utility and drainage purposes along the rear line of said lot and anchor easement in the northwest corner of said lot as shown on plan of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Katherine K. Keith and Kathy Keith are one and the same person.

This is improved property known as 705 Stirrup Court, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 8/12/24.

8/15/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

