Karen Johnson Davidson County
Batch# 1187029 DEEDQC
09/26/2024 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240926-0074823

QUITCLAIM DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF SEPTEMBER 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

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)
RONALD L. KEITH AND MARY LUZ KEITH	**RONALD L. KEITH AND MARY LUZ KEITH**	
(NAME) **6605 River View Road**	(NAME) **6605 River View Road**	**101 00 0 018.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37214**	
(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, **RONALD L. KEITH, A MARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO : **RONALD L. KEITH AND MARY LUZ KEITH, HUSBAND AND WIFE** ("GRANTEE") THEIR HEIRS, 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 THE 8TH, FORMERLY 12TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE NORTH PART OF A TRACT OF 36.09 ACRES ON THE SOUTH SIDE OF CUMBERLAND RIVER, AND WEST OF OVERALL CREEK, AND KNOWN AS LOT NO. 1 ON A PLOT PLAN OF THE LELAND J. DUGGER PROPERTY, NOT OF RECORD, PREPARED BY GEO E. REESE, DATED JULY 29, 1954 AND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL AND COMPANY, DATED 12/10/93. LICENSE NO. 100. WHOSE ADDRESS IS 400 7TH AVE. S., NASHVILLE, TN 37203, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF A 40-FOOT PRIVATE ROAD, AT A SOUTHWEST CORNER OF THE LAND IN QUESTION, IN THE EASTERLY LINE OF A 40-FOOT STRIP OF LAND MARKED "RESERVED" ON SAID PLAN; THENCE ALONG THE NORTHERLY MARGIN OF SAID 40-FOOT ROADWAY, SOUTH 73-1/2 DEG. EAST 100 FEET TO THE CORNER OF LOT 2; THENCE WITH THE LINE BETWEEN LOTS 1 AND 2, NORTHWARDLY 301.2 FEET TO THE LOW-WATER MARK OF CUMBERLAND RIVER; THENCE WITH LOW-WATER MARK OF SAID RIVER, APPROXIMATELY NORTH 65 DEG. WEST TO THE EASTERLY LINE OF SAID 40-FOOT RESERVED STRIP, BEING 40 FEET, MORE OR LESS, EAST OF AN OLD FENCE LINE; THENCE ALONG THE MARGIN OF SAID 40-FOOT RESERVED STRIP, SOUTH 17 DEG. WEST 315.29 FEET, MORE OR LESS, TO THE BEGINNING.

THERE IS A 40-FOOT ROADWAY RUNNING ALONG THE SOUTHERLY LINE OF THE LAND ABOVE DESCRIBED, FROM LOT 1 TO OVERALL CREEK, AND ALSO RUNNING FROM THE SOUTHWEST CORNER OF LOT 1 SOUTHWESTWARDLY TO CUMBERLAND RIVER ROAD, AND THE PARTIES HERETO, THEIR HEIRS AND ASSIGNS ARE GIVEN THE JOINT RIGHT TO THE USE OF SAID 40-FOOT ROADWAY IN ITS ENTIRETY, JOINTLY WITH OTHER PROPERTY OWNERS IN THIS SUBDIVISION, AND GRANTEE HEREIN ASSUMES AND AGREES TO PAY HIS PROPORTIONATE PART OF THE COST OF IMPROVING AND MAINTAINING SAID ROAD, AS TO THAT PART OF THE ROAD ADJACENT TO THE LAND HEREBY CONVEYED, SAID ROADWAY BEING WHOLLY ON THE PROPERTY OF GRANTORS HEREIN.

BEING ALL OF THE PROPERTY CONVEYED TO LARRY L. MCCOLLUM, ET UX BONNIE L. MCCOLLUM BY DEED OF RECORD IN BOOK 7294 PAGE 935, REGISTER'S OFFICE FOR SAID COUNTY.

FURTHER BEING THE SAME PROPERTY CONVEYED TO THE RONALD L. KEITH, UNMARRIED BY WARRANTY DEED FROM LARRY L. MCCOLLUM AND WIFE, BONNIE L. MCCOLLUM DATED DECEMBER 17, 1993 AND FILED FOR RECORD ON DECEMBER 20, 1993 IN BOOK 9192, PAGE 360, (ALSO NOW KNOWN AS INSTRUMENT NO. 00009192-0000360) REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*** RONALD L. KEITH AND MARY LUZ KEITH HAVING SINCE BEEN MARRIED.**

***IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY BY THE ENTIRETIES PURSUANT TO TCA § 66-1-109.**

This is Improved Property commonly known as: 6605 River View Road, Nashville, TN 37214.

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 my hand this the 26 day of September, 2024.

RONALD L. KEITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, RONALD L. KEITH, the within named bargainor, to me known (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, at office, this 26 day of September, 2024.

Notary Signature

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **September 26, 2024**.

Date

Affiant Signature

September 26, 2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this **26** day of **September**, 20**24**.

Notary's Signature

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

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)