Karen Johnson Davidson County
Batch# 1189583 DEEDQC
10/03/2024 11:49:30 AM 6 pgs
Fees: $33.00 Taxes: $222.00
20241003-0076811

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Troy D. McKeown, 606 McFerrin Avenue, Nashville, TN 37206

Order Number: 74218961

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **TROY D. MCKEOWN**, an unmarried man and **ANNA B. MCKEOWN**, an unmarried woman for Sixty Thousand Dollars and 00/100 ($60,000.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **TROY D. MCKEOWN**, an unmarried man, whose address is 606 McFerrin Avenue, Nashville, TN 37206, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

See "Exhibit A"

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 08212016900
Street address of property: 606 Mcferrin Avenue, Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20170105-0001449 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Troy D. Mckeown 606 McFerrin Avenue, Nashville, TN 37206

PCL 74218961 QC101 01 01 05

Highly Sensitive

Transfer in conjunction with Final Judgment of Divorce 7/31/2024 in Davidson County, Tennessee Court Case No. 24D1051.

Signed this 28 day of Sept, 2024

Signatures of Grantor (1 of 2):

Troy D. Mckeown

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 28 day of Sept, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Troy D. Mckeown**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

PCL 74218961 QC101 01 02 05

Highly Sensitive

Signed this 28 day of Sept, 2024

Signatures of Grantor (2 of 2):

Anna B. Mckeown

Anna B. Mckeown

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 28 day of Sept, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Anna B. Mckeown**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CBG

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

PCL 74218961 QC101 01 03 05

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Exhibit A - Legal Description

The following described property situated in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF F.O. BEASLEY'S SUBDIVISION OF THE VAUGHN TRACT OF RECORD IN PLAT BOOK 2, PAGE 105, CHANCERY COURT AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Tax Id Number(s): 08212016900

Commonly known as: 606 McFerrin Avenue, Nashville, TN 37206

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202410030076811

OATH OF CONSIDERATION

I or we, Troy D. McKeown, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Sixty Thousand Dollars and 00/100 ($60,000.00).

Signed this 28 day of Sept, 2024.

Signatures of Affiant(s):

Troy D. McKeown

Sworn and subscribed before me this 28 day of Sept, 2024.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

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202410030076811

Tennessee Certification of Electronic Document

I, Sam Rider, 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 9/28/2024 (date of document).

Affiant Signature

Oct 2, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 02 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE