Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Paul H. Keckley, Trustee of the Paul H. Keckley Revocable Trust dated April 22, 2024 1115-B Biltmore Drive Nashville, TN 37204	**131 12 0K 002.00**	**Paul H. Keckley, Trustee of the Paul H. Keckley Revocable Trust dated April 22, 2024 1115-B Biltmore Drive Nashville, TN 37204**

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

Karen Johnson
Batch # 1193508
10/15/2024 08:56:57 AM
Fees: $17.00 Taxes: $0.00

Davidson Count
DEEDQ
3 pgs

20241015-0079651

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Rhonda T. Keckley and Paul H. Keckley, Jr.** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Paul H. Keckley, Trustee of the Paul H. Keckley Revocable Trust under agreement dated April 22, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 1115-B Biltmore Drive, Nashville, TN 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 8 day of October, 2024.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed effective this 8 day of ~~12th~~ ~~September~~ October, 2024.

Rhonda T. Keckley

Paul H. Keckley, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RHONDA T. KECKLEY AND PAUL H. KECKLEY, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 8 day of October, 2024.

Notary Public

LYNN G MILNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
My Commission Expires
July 7, 2027

EXHIBIT A

(Legal Description of the Property)

A certain Townhome located in Davidson County, TN, being Unit No. B of Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions & Restrictions establishing Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20081231-0123776, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings, thereof; said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Rhonda T. Keckley and Paul H. Keckley, by deed dated February 28, 2013, of record as Instrument Number 20130304-0021439, Register's Office for Davidson County, Tennessee.