Karen Johnson Davidson County
Batch# 1200168 DEEDQC
11/01/2024 08:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241101-0084708

This Instrument Prepared By:
Andrew J. Ferguson
Keating Muething & Klekamp PLL
One E. 4th Street, Suite 1400
Cincinnati, Ohio 45202

New Property Owner Name and Address:
Keith G. Wolken, Trustee of the Keith G. Wolken Revocable Trust dated 10/17/24, 2024, as amended
204 Robin Hill Road
Nashville, Tennessee 37205

Return To:
Keating Muething & Klekamp PLL
Attn: Adam J. Centner
One E. 4th Street, Suite 1400
Cincinnati, Ohio 45202

Mail Tax Bills To:
Keith G. Wolken, Trustee
204 Robin Hill Road
Nashville, Tennessee 37205

TENNESSEE QUIT CLAIM DEED

For good and valuable consideration, the receipt, adequacy and validity of which is hereby acknowledged, **KEITH G. WOLKEN**, unmarried, whose address is 204 Robin Hill Road, Nashville, Tennessee 37205 (the "Grantor"), does hereby bargain, sell, grant and convey to **KEITH G. WOLKEN, TRUSTEE (OR HIS SUCCESSORS) OF THE KEITH G. WOLKEN REVOCABLE TRUST DATED 10/17, 2024, AS AMENDED**, whose tax mailing address is 204 Robin Hill Road, Nashville, Tennessee 37205 (the "Grantee"), all of Grantor's right, title, and interest in and to, that certain real property, located in the County of Davidson, State of Tennessee, as is more particularly described as follows (hereinafter referred to as the "Property"):

Legal Description:	See **Exhibit A** attached hereto and made a part hereof
Property Address:	6609 River View Drive, Nashville, Tennessee 37209
Map & Parcel:	101 00 0 019.00
Prior Inst. Ref.:	Inst. No. 20130425-0040888, Register's Office, Davidson County

This conveyance is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(f).

Grantor has executed this Quit Claim Deed as of the day and year set forth below.

KEITH G. WOLKEN, Grantor

STATE OF TENNESSEE)
: SS:
COUNTY OF Davidson)

On this 17th day of October, 2024, before me personally appeared **KEITH G. WOLKEN**, Grantor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 17th day of October, 2024.

Notary Public
My commission expires: May 5, 2025

Lorraine Brooks
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 5, 2025

[*Signature Page(s) to Quitclaim Deed*]

OATH OF CONSIDERATION

STATE OF TENNESSEE)
: SS:
COUNTY OF Davidson)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

KEITH G. WOLKEN, Grantor

Subscribed and sworn to before me this 17th day of October, 2024, by **KEITH G. WOLKEN**, Grantor.

Notary Public

Lorraine Brooks
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 5, 2025

[*Signature Page(s) to Quitclaim Deed*]

Exhibit A

Legal Description of the Property

A certain tract or parcel of land in Davidson Count, State of Tennessee, described as follows, to-wit:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the W.E. Watkins Plan of Lots, as of record in Book 21, page 98, Register's Office for said county, being Lot No. 2 on the unrecorded plan of the Leland J. Dugger Property, describd according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of a 40 foot private road, at the southeast corner of the property conveyed to M.D. Holmes by deed from Nan Bridgwater Dugger and husband, of record in Book 2293, page 363, said Register's Office; thence with the easterly line of said Holmes' property northwardly 301.2 feet, more or less, to low water mark of Cumberland River; thence with said low water mark, South 65 deg. East 100 feet, more or less, to the northwest corner of the property conveyed to Helen Francis Black by deed from Fred Webb Jackson and wife, or recorde in Book 2442, page 31, said Register's Office; thence with the westerly line of said Black property, southwardly 291.75 feet, more or less, to the northerly margin of said private road; thence with the same, North 73 ½ deg. West 100 feet to the beginning.

Being the same property conveyed to Keith G. Wolken by deed from Bryan S.Welter dated April 19, 2013, of record in Instruemnt No. 20130425-0040888, Reigster's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Adam Centner, 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 10/31/2024.

Date

Affiant Signature

10/31/2024
Date

State of Ohio

County of Hamilton

Sworn to and subscribed before me this 31st day of October, 2024.

Notary's Signature

My Commission Expires: 9-18-28
Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

SAMANTHA A. SALLEY
Notary Public, State of Ohio
My Commission Expires
September 18, 2028