Karen Johnson Davidson County
Batch# 1228782 DEEDQC
01/22/2025 11:27:30 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20250122-0004887

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF Jan., 2025.

NOTARY PUBLIC

My Commission expires: 2-5-2025

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25010016

Address of New Owner
Leonard Olice Keeler, et al
3127 York Road
Pleasant View, TN 37146

Send Tax Bills To:
Same

Tax Information:
014-00-0-126.00

QUITCLAIM DEED

For good and valuable consideration, We, **Leonard Olice Keeler and Ronda Lynn Keeler, Husband and Wife,** do here by quitclaim and convey unto **L. Broner McCoy, Trustee**, the following described real property, for the express purpose of making a reconveyance to **Leonard Olice Keeler and Ronda Lynn Keeler, Husband and Wife, and Noah Gabriel Keeler and Jocelyn Taylor Keeler, Husband and Wife, GRANTEES** herein, the following described property, with it being the intent of the parties that the property shall be held such that the survivors of each of the created tenancy by the entirety shall hold the property with rights of survivorship of the other, such that the last of each surviving of all grantees shall acquire the entire fee.

Land located in the 14th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the north margin of an 80 foot right of way for a frontage road leading to Bidwell Road, the same being Jehu M. Ward's southeast corner; thence with Ward's south line, North 3 degrees 49' 41" East 1521.17 feet to a concrete monument; thence South 86 degrees 48' 42" East passing through an iron pin at 240 feet, 459.82 feet to an iron pin; thence South 3 degrees 42' 46" West 1640.12 feet to an iron pin in the north margin of said frontage road; thence with the north margin of said frontage road around a curve with a delta of 10 degrees 16' 53" and radius of 2661.0 feet a length of 477.23 feet to the beginning, containing 16.96 acres, more or less, according to survey of William M. Keel, Number 990, dated December 15, 1983.

INCLUDED in the above described property, but expressly EXCLUDED herein is the property conveyed to Leonard O. Keeler and wife, Teresa L. Keeler, by Warranty Deed from Walter A. Keeler, Sr. and wife, Regina V. Keeler, dated 05/29/1987 and recorded on 06/17/1987 at Book 7271, Page 517, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Walter A. Keeler, Sr. and wife, Regina V. Keeler, by Warranty Deed from Denton Binkley and Johnnie Binkley, Co-Executors of the Last Will and Testament of Dora Binkley, dated 03/10/1984 and recorded on 03/12/1984 at Book 6246, Page 737, Register's Office for Davidson County, Tennessee. Regina V. Keeler having since died on or about 01/04/2006, leaving Walter A. Keeler, Sr., as the surviving tenant by entirety. Further being the same property conveyed to Walter Alex Keeler, aka Walter Alex Keeler, Sr., and Leonard Olice Keeler, with rights of survivorship, by Quitclaim Deed from Walter A. Keeler, Sr., aka Walter Alex Keeler, dated 04/11/2019 and recorded on 04/17/2019 in Instrument No. 20190417-0035232, RODCT. Walter Alex Keeler, Sr., having since died on or

about 12/30/2019, leaving Leonard Olice Keeler as the surviving tenant (see Affidavit of record in Instrument No. 20201208-0142490, RODCT). In furtherance of title, all the heirs at law of Walter Alex Keeler, Sr.: Mattie Keeler, Walter Alex Keeler, Jr., Tabetha Hostettler, and Walter Alex Keeler (son), conveyed their interest, if any, in said property to Leonard Olice Keeler in deeds of record in Instrument No. 20201208-0142492, RODCT, Instrument No. 20201208-0142491, RODCT, Instrument No. 20201208-0142493, RODCT, and Instrument No. 20210929-0130885, RODCT. Further being the same property conveyed to Leonard Olice Keeler and Ronda Lynn Keeler, Husband and Wife, by Quitclaim Deed from Leonard Olice Keeler dated 11/05/2021 and recorded on 11/12/2021 in Instrument No. 20211112-0150604, RODCT.

This is improved property generally located:
3636 Stagner Road, Joelton, TN 37080

AND NOW I, **L. Broner McCoy, Trustee,** do hereby transfer and convey the hereinabove described property unto **Leonard Olice Keeler and Ronda Lynn Keeler, Husband and Wife, and Noah Gabriel Keeler and Jocelyn Taylor Keeler, Husband and Wife, GRANTEES** herein, with it being the intent of the parties that the property shall be held such that the survivors of each of the created tenancy by the entirety shall hold the property with rights of survivorship of the other, such that the last of each surviving of all grantees shall acquire the entire fee.

This property is conveyed subject to such encumbrances, easements and restrictions as may affect the premises.

IN WITNESS WHEREOF, **Leonard Olice Keeler and Ronda Lynn Keeler** have caused this instrument to be executed, this the 22nd day of Jan., 2025.

Leonard Olice Keeler

Ronda Lynn Keeler

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Leonard Olice Keeler and Ronda Lynn Keeler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 22nd day of Jan., 2025.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-5-2025

IN WITNESS WHEREOF, **L. Broner McCoy, Trustee**, has hereunto set his hand this the 22nd day of Jan., 2025.

L. Broner McCoy, Trustee

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **L. Broner McCoy, as Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 22nd day of Jan., 2025.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 1/22/2025 (date of document).

L. Broner McCoy
Date: 1/22/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 22nd day of Jan., 2025.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY