THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

Karen Johnson
Batch # 1231249
01/29/2025 08 56 50 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250129-0006775

The actual consideration or value for this transfer, whichever is greater is $0.

Grantor

Sworn to and subscribed by me, this 28 day of January, 2025.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Louise A. Keeling, Trustee		131 01 0A 162.00
4102 Legend Hall, Dr.	Same	
Nashville, TN 37215		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, LOUISE A. KEELING, a single person, (hereinafter "Grantor"), by these presents, does hereby quitclaim and convey unto LOUISE A. KEELING, TRUSTEE OF THE SUZY'S LEGEND 2025 REVOCABLE TRUST AGREEMENT DATED January 28, 2025, (hereinafter "Grantee"), its successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS MY HAND this 28th day of January, 2025.

LOUISE A. KEELING, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. DAVID DILLON, a Notary Public of this County, LOUISE A. KEELING, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of January, 2025.



Notary Public
My Commission Expires: 3/9/2027

Exhibit A

Land in Davidson County, Tennessee being Unit No. 4102 of Legend Hall, as shown on the plan of the Resubdivision of Legend Hall, a Planned Residential Development, as of record in Book 5200, Page 275, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ida Long Rogers, unmarried by deed from M and P, a Partnership of record in Book 4976, Page 782, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to Master Deed and By-Laws in Book 4934, Page 15; Book 7117, Page 22; By-Laws of record in Book 4934, Page 21; Book 5627, Page 846; Book 5903, Page 27; Book 8155, Page 382, and all matters shown on the Plan of Record.

Being further the same property conveyed to Louise A. Keeling, unmarried, by deed from Ida Long Rogers, unmarried, dated October 12, 1993 and recorded in Book 9118, Page 46, Register's Office for Davidson Count, TN.

This is improved property known as 4102 Legend Hall Drive, Nashville, TN 37215.