STATE OF TENNESSEE)
COUNTY OF Davidson)

I HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF THE AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION GIVEN FOR THE TRANSFER IS ZERO DOLLARS ($0 00)

Charlotte A. Keesee

AFFIANT/GRANTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF Feb., 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES Sept. 6-2027

JOHNNY GRIMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1244389 DEEDQC
03/07/2025 02 10 35 PM 3 pgs
Fees $17 00 Taxes $0 00
20250307-0017463

This Instrument Prepared By
Attorney Thomas Bailey
301 North Creek Blvd #827
Goodlettsville, TN 37072

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes:**	**Tax Map Parcel No.:**
Litrechia Darie Jackson	1208 Dalemere Dr Nashville, TN 37207	07006008200

(Name)

0 BUENA VISTA PIKE
Nashville, TN

(Street Address)

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 15th day of January 2022, by and between **Charlotte Arizona Keesee** ("Grantor") and **Litrechia Darie Jackson,** ("Grantee")

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0 00) and as a gift to the Grantee for domestic purposes, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all the Grantor's rights, title and interest in and to the following described real estate: **0 Buena Vista Pike. Nashville, Tn 37218** being found at Map-Parcel Number: 07006008200

LAND in Davidson County, Tennessee, **Beginning at an iron pin on the easterly margin of Buena Vista Pike (formerly New Hamilton Road); thence south 2° 55'west 108.3 feet to an iron pin; thence north 68° 05' East 850.0 feet to an iron pin; thence north 86° 25' West 673.0feet to an iron pin in the easterly margin of the New Hamilton Road; thence South 23° 25' West 270.0 feet to the point of beginning, containing 3.0 acres, more or less** in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SOURCE OF GRANTOR'S equitable interest in the property was conveyed to ~~**Litrechia Darie Jackson from**~~ **Charlotte Arizona Keesee**, now, by Warranty Deed in Record Book, in the Register's Office of Davidson County, Tennessee.

6570 Page 478

SUBJECT to any and all plats, easements, restrictions, and other matters of record. The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to both genders.

IN WITNESS WHEREOF, Grantor(s) have caused this instrument to be executed on the date first above written.

GRANTOR:

Charlotte Arizona Keesee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County aforesaid, personally appeared, Johnny Grimes with whom I am personally acquainted or proved to me based on satisfactory evidence, and who, upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

JOHNNY GRIMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand an official seal at _____ Tennessee this the 26 day of FEB, 2022.

My Commission expires Sept. 6, 2022

_____

Notary Public

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County aforesaid, personally appeared **Charlotte Arizona Keesee**, with whom I am personally acquainted or proved to me based on satisfactory evidence, and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand an official seal at MASHville, Tennessee this the 20 day of Feb, 2022

My Commission expires Sept 6- 2023

Notary Public

JOHNNY GRIMES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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