Karen Johnson Davidson County
Batch# 1284567 DEEDQC
06/16/2025 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046568

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Michael P. Keller
100 Vaughn Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map and Parcel No.
129 11 0A 401.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Michael P. Keller, Trustee, 2017 Keller Family Irrevocable Trust Agreement dated January 17, 2017**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Michael P. Keller**, individually ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Unit No. 401 created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, as corrected in Book 6237, page 660, Register's Office for Davidson County, Tennessee, together with the un-divided percentage interest in the common elements appurtenant to said Unit described in Master Deed. Reference is hereby made to the plat for Phase 1-A, of Lot No. 2, The Cloister at St. Henry, of record in Book 5200, page 529 as amended in Book 5200, page 656, said Register's Office for a more complete identification and description of such Unit.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in Instrument Number 20101228-0102374 ("Declaration")) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to the Unit.

Being the same property conveyed to **Michael P. Keller, Trustee, 2017 Keller Family Irrevocable Trust Agreement dated January 17, 2017**, by Quitclaim Deed dated January 17, 2017, from **Sophia B. Keller**, recorded in Instrument No. 20170124-0007447, Register's Office of Davidson County, Tennessee, and the subject of a Scriveners Error Affidavit dated March 14, 2017, recorded in Instrument No. 2010321-0027491, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **401 Siena Drive, Nashville, TN 37205**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 13th day of June 2025.

Michael P. Keller, Trustee
2017 Keller Family Irrevocable Trust Agreement dated January 17, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Michael P. Keller, Trustee, 2017 Keller Family Irrevocable Trust Agreement dated January 17, 2017**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June 2025.

Notary Public

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp February 7, 2026
COUNTY OF WILLIAMSON

My Commission Expires:
02/07/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 13th day of June 2025.

Notary Public

My Commission Expires:
02/07/2026

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp February 7, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Russell T. Cook, 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 June 13, 2025.

Affiant Signature

June 13, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of June 2025.

Notary's Signature

My Commission Expires: 02/07/2024

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
February 7, 2026
COUNTY OF WILLIAMSON