Karen Johnson
Batch # 1306883
08/08/2025 10:43:24 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250808-0063079

This Document Prepared By:
WILLIAM CARTWRIGHT
Attorney at Law
Cartwright Law, PLLC
1535 West Northfield Blvd., Ste 3 A
Murfreesboro, TN 37129
(615)785-2909

From information furnished by the parties.
No title exam requested or performed.
This transfer is by quitclaim without warranties of title.

Address New Owners and After Recording,
Send Tax Bills To:
James Bryan Keeton and Janet Louise Keeton, as Trustees
8509 Lawson Drive
Antioch, Tennessee 37013

Map Parcel No.
182-06-0-A-277.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, JAMES B. KEETON and JANET L. KEETON, the GRANTORS, has bargained, sold, and does hereby quitclaim, transfer and convey all their rights, interests, and title to JAMES BRYAN KEETON and JANET LOUISE KEETON, as Trustees of THE KEETON LIVING TRUST, U/A dated August 1, 2025, and any amendments thereto, the GRANTEE,

Whose mailing address is 8509 Lawson Drive, Antioch, Tennessee 37013;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 265, on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James B. Keeton and Wife, Janet L. Keeton by Warranty Deed from The Craig Company, Inc. of record in Instrument No. 20070627-0076733, Register's Office for Davidson County, Tennessee.

This is improved property, known as 8509 Lawson Drive, Antioch, Tennessee 37013;

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T.C.A. 67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustees have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 1st day of August, 2025.

James Bryan Keeton
JAMES BRYAN KEETON

Janet Louise Keeton
JANET LOUISE KEETON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, JAMES BRYAN KEETON, 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.

WITNESS my hand, at office,

This 1st day of August, 2025.

Nicole Cartwright
NOTARY PUBLIC

My commission expires: August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, JANET LOUISE KEETONG, 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 1st day of August, 2025.

Nicole Cartwright
NOTARY PUBLIC

My commission expires: August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD