BOX -10B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF AUGUST, 2025. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1310063 DEEDQC
08/14/2025 09:39:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250814-0064712

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. KEESEE, ET AL	**SAME**	**080-08-0-152.00**
(NAME) **3225 LAGRANGE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES H. KEESEE, ERIC A. KEESEE AND KENNETH KEESEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST TO **JAMES H. KEESEE, A LIFE ESTATE, WITH REMAINDER** TO **ERIC A. KEESEE AND KENNETH KEESEE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Bordeaux Hills, Section III, as of record in Book 3600, page 34, Register's Office for said County.

Said Lot fronts 55 feet on the westerly side of Lagrange Drive and runs back 127.53 feet on the northerly line and 128.7 feet on the southerly line, to a dead line in the rear, on which it measures 58.24 feet.

Being the same property conveyed to James H. Keesee and wife, Marian E. Keesee from Willard D. Richards and wife, Sarah E. Richards by warranty deed dated March 26, 1971 of record in Book 4489, page 381, said Register's Office. The said Marian E. Keesee having since died April 23, 2003 leaving James H. Keesee, the surviving tenant by the entirety. Further, being the same property conveyed to James H. Keesee, Eric A. Keesee and Kenneth Keesee, as tenants in common with right of survivorship, from James H. Keesee, by quitclaim deed dated February 4, 2020 of record in Instrument No. 2020205-0013205, said Register's Office.

This is the same legal description as the prior deed. This conveyance is subject to any and all easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3225 LAGRANGE DRIVE, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of August, 2025.

JAMES H. KEESEE

ERIC A. KEESEE

KENNETH KEESEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JAMES H. KEESEE,** the bargainor, 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 and official seal at office this 11th day of August, 2025.

My Commission Expires: **March 3, 2026**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ERIC A. KEESEE,** the bargainor, 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 and official seal at office this 11th day of August, 2025.

My Commission Expires: **March 3, 2026**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KENNETH KEESEE,** the bargainor, 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 and official seal at office this 11th day of August, 2025.

My Commission Expires: **March 3, 2026**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON