Karen Johnson
Batch # 1331068
10/07/2025 09 17 56 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251007-0079871

This instrument Prepared by:
CLEMENTS & EUBANKS, PC
7213 Noah Reid Road, Suite 102
Chattanooga, Tennessee 37421
(423) 713-7749

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
David Stephen Keil, Jr. **2 King Street** **Rossville, GA 30741**	**SAME**	**Map 164-13,** **Parcel 11,** **2DX-09534**

QUITCLAIM DEED

THIS CONVEYANCE is made by **DAVID STEPHEN KEIL, JR., heir at law of Charlotte D. Kiel a/k/a Helen Charlotte Kiel,** (hereinafter "Grantor"), to **DAVID STEPHEN KEIL, JR. and wife HELENE SUZETTE KEIL, as Joint Tenants with Right of Survivorship** (hereinafter "Grantee").

WITNESSETH: That for and in consideration of the sum of Zero Dollars ($0.00), cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor hereby conveys, transfers, and quitclaims unto the Grantee all of Grantor's right, title, and interest in and to the following described real property located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 297 of Asheford Crossing, Section One, a Planned Unit Development, of record in Plat Book 7900, page 937, said Register's Office, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation by deed from Luther A. Hill, Oly R. Hill and Charles W. Hill, as Co-Trustees of record in Book 9336, page 227, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants of record in Book 9651, page 900, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Taxes for the Year 2025 are assumed by David Stephen Keil, Jr.

This is improved property known as 205 Crosshaven Court, Antioch, Tennessee 37013.

FOR PRIOR TITLE see Affidavit of Heirship recorded in Instrument No. 20250925-0076368 in the Register's Office of Davidson County, Tennessee, which itself refers to the

Warranty Deed by Phillips Builders, Inc., to Charlotte D. Kiel a/k/a Helen Charlotte Kiel recorded in Book 9972, Page 609, in the Register's Office for Davidson County, Tennessee. No boundary survey of the within land was made at the time of this conveyance, and the description of the within land is not different from previous deed(s).

IN WITNESS WHEREOF, the Grantor have hereunto set their hand and seal on this 1 day of October, 2025.

David Stephen Keil, Jr.
DAVID STEPHEN KEIL, JR., Grantor

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, **DAVID STEPHEN KEIL, JR.**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument to be true and correct to the best of their knowledge and for the purposes therein contained.

Witness my hand and seal, at office, this 1st day of October, 2025.

Cheryl M. Cate
NOTARY PUBLIC
My Commission Expires: 4-28-2026

CHERYL M. CATE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

Subscribed and sworn to before me this 1st day of October, 2025.

NOTARY PUBLIC
My Commission Expires: 2-14-28

J. DREW CLEMENTS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES FEBRUARY 14, 2028