Karen Johnson
Batch # 1339214
10/29/2025 08 33 52 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251029-0085942

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS **Jeffrey Keesee** **1265 N Graycroft Ave** **Madison, TN 37115**	SEND TAX BILLS TO **SAME**	MAP-PARCEL NUMBERS **034-13-0-247-00**

KNOW ALL PERSONS by these presents that **Jeffrey Keesee, Executor of the Estate of Princess A. Keesee**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate as a muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 25P2016, hereby releases, remises and quitclaims unto:

Jeffrey Keesee & Kevin Keesee

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

BEING LOT NO. 41 ON THE PLAN OF PRIMROSE MEADOWS, SECTION 1, OF RECORD IN BOOK 4675, (ERRONEOUSLY REFERRED TO AS BOOK 4565 IN DEED OF TRUST) PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Princess A Keesee, single, by Quitclaim Deed from Princess A Keesee-Johnson, N/K/A Princess A Keesee, single, of record in Instrument No. 20220321-0031970, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Princess A. Keesee-Johnson from John R Johnson, dated April 29, 1996, of record in Book 10031, Page 462, Register's Office for Davidson County, Tennessee.

Princess A Keesee died testate June 05, 2025, and devised her entire estate to her children Jeffrey Keesee and Kevin Keesee by Will duly probated for muniment of title only in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No 25P2016

This property is quitclaimed subject to any conditions, restrictions, limitations, reservations, easements, and of record.

This is improved property known as 1265 N. Graycroft Ave., Madison, Tennessee 37115

WITNESS MY HAND this the 15th day of September, 2025.

JEFFREY KEESEE, Executor

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Jeffrey Keesee, Executor of the Estate of Princess A. Keesee,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 15th day of September, 2025.

HEIDI MCGLOTHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/7/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 15 day of Sept, 2025.

HEIDI MCGLOTHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/7/2027