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 **Syntache Arnell** **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 & Kevin Keesee, GRANTORS**, for and in consideration of the sum of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto·

Syntache Arnell, GRANTEE,

her heirs and assigns, all right, title and interest 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 by Executor's Quitclaim Deed from Jeffrey Keesee, Executor to Jeffrey Keesee & Kevin Keesee, of record in Instrument No. 20251029-0085942 Register's Office for Davidson County, Tennessee, upon the death of Princess A. Keesee, her Will having been admitted into probate in the Seventh Circuit Court for Davidson County, 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 _____ day of _____, 2025.

Karen Johnson
Batch # 1339214
10/29/2025 08 33 52 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251029-0085943

JEFFREY KEESEE

KEVIN KEESEE

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Jeffrey 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

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Kevin 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 15th day of September, 2025.

HEIDI MCGLOTHLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/7/2027