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QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: *Bennett & Pressley, P. C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122* *(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)*	
NOTE TO REGISTER'S OFFICE This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(i), being a deed for the creation of a tenancy by the entirety. Pursuant to T.C.A. §67-4-409(a)(1)(e) no oath of value is required on a deed exempt from recordation tax.	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 1357964 DEEDQC 12/12/2025 03:45:30 PM 2 pgs Fees: $12.00 Taxes: $0.00 20251212-0099312

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
P. Jason Keen and wife, Anna Lindsay Keen 1376 Moonlight Trail Brentwood, TN 37027	Same as New Owner	117-15-0A-064.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **P. Jason Keen, a married man** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **P. Jason Keen and wife, Anna Lindsay Keen,** (hereinafter "Grantee"), as tenants by the entirety, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B-108, GREEN HILLS TERRACE, as shown on plat of record in Plat Book 5200, Page 64, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to P. Jason Keen, a married man, by Warranty Deed from David Duane Martinez and wife, Lorraine Martinez, dated March 27, 2009 and recorded on March 31, 2009 in Instrument No. 20090331-0028661 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1900 Richard Jones Road, Unit B-108, Nashville, TN 37215.

This conveyance is subject all matters referenced in deeds in the chain of title of the tracts conveyed, all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 12 day of December, 2025.

P. Jason Keen, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **P. Jason Keen**, Grantor in the within instrument, with whom I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that she did so freely and voluntarily and for the purposes therein contained.

WITNESS MY HAND and seal this 12 day of December, 2025.

Commission expires: March 6, 2027

SHANNON BHUBH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2027

NOTARY PUBLIC

Certificate of Authenticity

I, Anthony N. Greco, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 12 day of Dec, 2025

Anthony N. Greco, Affiant — 12-12-2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12 day of Dec, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027