THIS DOCUMENT PREPARED BY:
MARSHALL & ASSOCIATES, PLLC.
10574 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 885-4335

FROM: **SUZANNE C. KEY**

TO: **SUZANNE C. KEY and JAMIN Q. EDDINGS , with rights of survivorship.**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
Suzanne C. Key & Jamin Q. Eddings 69 Lyle Lane Nashville, TN 37210	Suzanne C. Key & Jamin Q. Eddings 69 Lyle Lane Nashville, TN 37210	Map 106 Parcel 14

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

Suzanne C Key
SUZANNE C. KEY, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **SUZANNE C. KEY**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **SUZANNE C. KEY**, Grantor/Affiant, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of December, 2025.

Chelsea N Haslam
NOTARY PUBLIC
My Commission Expires: 03/06/2027

CHELSEA N HASLAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Karen Johnson Davidson County
Batch # 1364235 DEEDQC
12/31/2025 02:25:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20251231-0104630

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Mt. Juliet, TN 37122
(615) 885-4335

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **SUZANNE C. KEY and JAMIN Q. EDDINGS, with rights of survivorship,** Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUZANNE C. KEY**, Grantor, does hereby quitclaim, transfer and convey to **SUZANNE C. KEY and JAMIN Q. EDDINGS, with rights of survivorship** all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9 day of Dec, 2025.

Suzanne C Key

SUZANNE C. KEY, Grantor/Affiant.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **SUZANNE C. KEY**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **SUZANNE C. KEY**, Grantor/Affiant, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

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TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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EXHIBIT A

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. 32 on the Plan of Sharpe Park of record in Book 2330, page 105, said Register's Office for said county.

Said Lot No. 32 fronts 60 feet on the south side of Lyle Avenue and runs back between parallel lines measuring 180 feet to a dead line.

Being the same property conveyed to William Christopher Klausner and wife, Ruby F. Klausner by deed from Brentwood Homes, Inc. of record in Book 2652, Page 531, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sammie L. Key and wife, Suzanne C. Key, by deed from William Christopher Klausner and wife Ruby F. Klausner, as of record in Book 5305, Page 650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne C. Key by Final Decree with a case number of 81D-485 in the Fourth Circuit Court of Davidson County, Tennessee from Sammie L. Key, as of record in Book 9187, Page 93, Register's Office for Davidson County, Tennessee.

The is improved property known as: 69 Lyle Lane, Nashville, TN 37210. Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.