Karen Johnson Davidson County
Batch# 1395290 DEEDQC
03/20/2026 08:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260320-0022203

PREPARED BY:
CLOSED, LLC
6312 Highway 41A, Suite 104B
Pleasant View, TN 37146
File No. N/A

STATE OF Virginia
COUNTY OF Richmond
The actual consideration or value for this transfer is $0.00.

SUBSCRIBED AND SWORN TO ME ON 03/12/2026.

Robert Keenan
AFFIANT

Doris B. Owens

NOTARY PUBLIC
My Commission Expires: 08/31/2028

ADDRESS OF NEW OWNER:
Robert Keenan, et ux
155 Keenan Court
Pleasant View, TN 37146

COMMONWEALTH OF VIRGINIA
N
ELECTRONIC NOTARY PUBLIC
DORIS B OWENS
REGISTRATION NUMBER
7860944
COMMISSION EXPIRES
August 31, 2028

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
161 04 0 073.00

Notarized remotely online using communication technology via Proof.

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **MSI PROPERTIES, L.L.C. , a Tennessee Limited Liability Company**, Grantor, do hereby quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **ROBERT KEENAN and MISTY MEADOWS KEENAN, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Being Lot No. 8, April Lane Subdivision, as shown of record in Plat Book 2330, Page 132, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 100 feet on the northerly side of April Lane, and runs back between two parallel lines measuring 200 feet to a line in the rear which measures 100 feet thereon.

Being the same property conveyed to MSI Properties, L.L.C., by Quitclaim Deed from Robert P. Keenan Jr., dated 06/03/2010 and recorded on 07/02/2010, of record in Instrument No. 20100702-0052203, in the Register's office for Davidson County, Tennessee.

Being also known as 318 April Lane, Nashville, TN 37211

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 12th day of March, 2026.

MSI PROPERTIES, LLC

Robert Keenan

By: Robert Keenan, Sole Member

STATE OF Virginia
COUNTY OF Richmond

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Robert Keenan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself, to be the Sole Member (or other officer authorized to execute the instrument) of **MSI PROPERTIES, LLC,** the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such officer.

Witness my hand and seal, this 12th day of March 2026.

NOTARY PUBLIC
My Commission Expires: 08/31/2028

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC

DORIS B OWENS

REGISTRATION NUMBER
7860944
COMMISSION EXPIRES
August 31, 2028

Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Elizabeth Levsen, 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 March 12, 2025.

Date: March 19, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this March 19, 2026.



Notary Public
My Commission Expires: 7/25/26