THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch# 1402662 DEEDQC
04/07/2026 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260407-0027969

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E).

Elizabeth Leverett
Affiant

Subscribed and sworn to before me, this 6th day of ~~March~~ April, 2026.

Katie Pitts
Notary Public

My Commission Expires: 5-23-29

KATIE PITTS STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brent A. Keally 3507 Foxhall Road Nashville, TN 37215	New Owner	Map/Parcel: 117-05-0-116.00

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed and approved in that certain case styled *Lacey Nichole Keally vs. Brent Allen Keally, No.24D-1569*, Third Circuit Court for Davidson County, Tennessee. **Lacey N. Keally, unmarried** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to **Brent A. Keally, unmarried**, his heirs and assigns, all of the rights, title and interest, including but not limited to any and all marital rights or interest, in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 24, 25, 26 and 27 of Block A on the Plan of Life and Casualty Insurance Company's Woodmont Boulevard Tract, not of record, described together according to a survey made by Z.J. Wilkinson, Surveyor, June 29, 1935, as follows:

Beginning at the northwest corner of Foxhall Road and Wimbledon Road; thence with the westerly margin of Foxhall Road, northwardly 105 feet to the corner of Lot Nos. 23 and 24; thence with the line between said two lots, westwardly 151.7 feet to the common corner of Lot Nos. 23, 24, 38 and 39; thence with the line between Lot Nos. 24, 25, 26 and 27 and Lot Nos. 29, 40, 41 and 42, southwardly 105 feet to the northerly margin of Wimbledon Road; thence with said Road, eastwardly 151 feet to the beginning.

Being the same property conveyed to Brent A. Keally and Lacey N. Keally, husband and wife, by Warranty Deed from John Tilden Bourland and wife, Ann Munday Bourland, of record in Instrument No.

20130304-0021047, in the Register's Office for Davidson County, Tennessee, dated March 1, 2013 and recorded on March 4, 2013. Lacey Nichole Keally is one and the same as Lacey N. Keally, and Brent Allen Keally is one and the same as Brent A. Keally, as referenced herein.

This is improved property known as: 3507 Foxhall Road, Nashville, TN 37215.

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same may be encumbered by any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of ~~March~~ April, 2026.

Lacey N. Keally

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lacey N. Keally, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of ~~March~~ April, 2026.

ELIZABETH A. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/2/2029

Tennessee Certification of Electronic Document

I, Elizabeth A. Garrett, 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 April 1, 2026 (date of document).

Elizabeth A. Garrett
Signature

4/6/2026
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 6th day of April, 2026.

Fara Lobertini
Notary's Signature

My Commission Expires: September 5, 2028

Notary's Seal

