THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
1903 Old Hickory Boulevard
Old Hickory, TN 37138
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 9th day of July, 2026.

Notary Public
My Commission Expires: 05/03/2027

Karen Johnson Davidson County
Batch# 1448049 DEEDQC
07/16/2026 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260716-0064598

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Tetons Living Trust **425 Menees Lane** **Madison, Tennessee 37115**	**Tetons Living Trust** **425 Menees Lane** **Madison, Tennessee 37115**	**063-00-0-085.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Adam Joseph Keafer and Erin Hardesty Keafer, husband and wife** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Tetons Living Trust dated July 9, 2026** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A tract of land in the 11th, formerly the 19th District of Davidson County, Tennessee, being known as part of Lot No. 4 of the Hillin Farm Subdivision, not of record, which said subdivision is a subdivision of parts of Lots Nos. 1 and 2 on the Map of the Plan of the Gibson Harris Land, of record in Plan Book 1, Page 34, of the Chancery Court at Nashville, and described according to a copy of a survey by Hal R. Swann, Jr., Surveyor, March 17, 1952, as follows:

Beginning at a point in the south margin of Menees Road, at an iron pin which is 403.5 feet westerly from the common corner of Lots 3 and 4 on said Hillin Farm Plan; thence with the margin of said Menees Road north 80 degrees west 157.5 feet to an iron pin at the northeast corner of Menees Farm; thence with Menees's east lines 31-1/4 degrees west, 902.5 feet, more or less, to an iron pin; thence easterly 158.5 feet to an iron pin; thence north 1 degree 45' east 892.5 feet to the beginning.

BEING the same property conveyed to Adam Joseph Keafer and Erin Hardesty Keafer, husband and wife, by Warranty Deed from Marie Estes, unmarried, dated March 25, 2020 and recorded March 26, 2020 in Instrument No. 20200326-0033047, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **425 Menees Lane, Madison, Tennessee 37115**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 9th day of July, 2026.

GRANTORS:

Adam Joseph Keafer

Erin Hardesty Keafer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of July, 2026, before me personally appeared Adam Joseph Keafer and Erin Hardesty Keafer, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 9th day of July, 2026.

Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Faye Rolston, 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 July 9, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 9th day of July, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2026.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY