Karen Johnson Davidson County
Batch# 1449628 DEEDQC
07/21/2026 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260721-0065656

PREPARED BY:

*Tommy Kinney, Esq.*
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STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

Colm Keenan
**AFFIANT**

Subscribed and sworn to before me on this day, July 20, 2026.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2026

**New Owner Address:**
Lindquist Keenan Family Trust
113 Hollow Court
Franklin, TN 37067

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
133 06 0 114.00

## QUITCLAIM DEED

**Colm Keenan, Married** ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Lindquist Keenan Family Trust**, dated July 20, 2026 ("Grantee"), a revocable trust established by the Grantor and Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Laura Elizabeth Lindquist**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **July 20, 2026**.

Colm Keenan

Laura Elizabeth Lindquist

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Colm Keenan** and **Laura Elizabeth Lindquist**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 20, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2029

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot Number 27 on the Plan of PATTERSON GARDENS, of record in Plat Book 2083, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Colm Keenan, married, from Diane Holmes, an unmarried woman, by deed of record in Instrument No. 20241206-0094748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to: (1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PATTERSON GARDENS, as recorded in Plat Book 2083, Page(s) 114; and (2) Any and all existing easements and restrictions as shown of record not stated herein.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3623 Sabre Drive, Nashville, TN 37211.

### CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, Esq., do hereby make oath that I am a licensed attorney and 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 20, 2026.

Affiant Signature

7/20/2026
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day, July 20, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2026