Karen Johnson Davidson County
Batch# 1470669 DEEDQC
09/09/2026 04:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260909-0083768

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Affiant

Sworn to and subscribed before me this 8th day of September, 2026.

Notary Public
My Commission Expires: 03/18/2030

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

QUITCLAIM DEED

THIS INDENTURE, made this 8th day of September, 2026, among:

CONOR KEENAN AND CAROLINE KEENAN, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GAETANO WILLIAM FAMILY TRUST DATED SEPTEMBER 8, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of The Homes at 6016 Deal Ave, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 6016 Deal Ave, a Horizontal Property Regime, of record in Instrument No. 20210317-0035047 and amendment recorded in Instrument No. 20210322-0037631, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Conor Keenan and Caroline Keenan, husband and wife, by Quitclaim Deed from Caroline Reeves and Conor Keenan, wife and husband, dated December 30, 2021, and recorded January 13, 2022, at Instrument No. 20220113-0005127, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 6016B Deal Avenue, Nashville, TN 37209.

THIS DEED has been prepared solely upon information furnished by **Conor Keenan and Caroline Keenan.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

CONOR KEENAN

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Conor Keenan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2026.

Katherine Vaughn, Notary Public
My Commission Expires: 03/18/2030

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

CAROLINE KEENAN

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Caroline Keenan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2026.

Katherine Vaughn, Notary Public
My Commission Expires: 03/18/2030

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Gaetano William Family Trust dated September 8, 2026
6016B Deal Avenue
Nashville, TN 37209

Responsible Party For Taxes:

Gaetano William Family Trust dated September 8, 2026
6016B Deal Avenue
Nashville, TN 37209

Tax Map and Parcel: 091 09 0 093.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 8, 2024.

T F Linville

Affiant Signature

9/8/24

Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 8th day of September, 2024.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202609090083768