Record 4th

Return to:
All-State Title
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-5883 Fax (615) 883-75

QUITCLAIM DEED

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 3/12/05

Notary Public

MY COMMISSION EXPIRES: 07/06/08

Davidson County DEEDQC
Recvd: 03/18/05 10:48 2 pgs
Fees:12.00 Taxes:0.00
20050318-0029913

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
(AFFIX SEAL)
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A Laning, an unmarried man	SAME	064-01-120.00
(NAME)	(NAME)	
1688 Stokley Lane	SAME	
Old Hickory, TN 37138	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Benjamin A. Laning, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **Benjamin A Laning, and Faye C. Ellis as joint tenants with right of survivorship** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 89, Phase Two Cleveland Hall Subdivision, as shown on the plat of record as Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dryer Construction, LLC, by Deed from Cleveland Hall, LLC, a Tennessee limited liability company, dated 08/13/2004, of record in Instrument No. 200408310104973, Register's Office for Davidson County, TN. **

Also being the same property conveyed to Cleveland Hall, LLC, a Tennessee limited liability company, by Deed from John M Baird, Successor Trustee, of record in Book 11714, page 126 and a Deed of Correction in Book 10713, page 126, dated 10/21/1999. Being further conveyed to Benjamin A. Laning, an unmarried man by Deed from Dryer Construction dated 3/11/05, recorded in Davidson County Register's Office.

Restrictions, Easements, and all matters of record on subdivision plat recorded Restrictions in Instrument No. 200203040026804; Charter of Cleveland Hall HOA, Inc in Book 11725, page 70; Declaration of Covenants, Conditions, and Restrictions for Cleveland Hall in Book 11725, page 76; Easement to Bellsouth in Book 11720, page 325; Easement to Cumberland Utility District in Book 7994, page 173; Easement to Metro Government in Book 8068, page 524; Deed of Conveyance to Metro Government and Davidson County for water and or sewer distribution system in Book 8006, page 677; Easement in Book 7844, page 242, and Plat in Instrument No. 200203040026804, for said county.

Subject to Association Assessment Dues and All provisions contained in Book 11714, page 126 and in Book 10713, page 126, for said county.

** Being the same property conveyed to Benjamon A. Laning, JR., by Warranty Deed from Dryer Construction, LLc, as of record in Instru# 20050318-0029910, said Register's Office for Davidson Co, TN.

This is improved ☒ property, known as 1688 Stokley Lane, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands 3/12/05.

Benjamin A Laning

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, GREGG W. CLARKE (notary public), BENJAMIN ALANING 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 such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires:

, Notary Public

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 28, 2008