File No. 260100024

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2006..

Notary Public

MY COMMISSION EXPIRES: 11-22-09

(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 04/13/06 13:41 2 pgs
Fees:12.00 Taxes:0.00
20060413-0042634

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Lanning (NAME)	Jonathan A. Lanning (NAME)	Map 175, Parcel 85
2186 Aberdeen Circle (ADDRESS)	2186 Aberdeen Circle (ADDRESS)	
Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert E. Lanning, and Wife, Cheryle W. Lanning and Jonathan A. Lanning, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Jonathan A. Lanning and Robert E. Lanning**, HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 2nd, formerly 3rd, Civil District of said County, being part of Lot No. 4 on the plan on the Lands of J. F. Hibbett, deceased, not of record, and more particularly described as follows: Beginning at a point in the southwesterly margin of the Murfreesboro Pike, at the northeast corner of the property conveyed to G.C. Mudd and wife, by deed from Mrs. Nora Lee Hibbett, of record in Book 1235, page 216, Register's Office for said County; thence along Mudd's line south 39 deg. West 24.18 poles; thence south 54 ½ deg. East 213 feet 7 inches to a stake; thence northeasterly 456 feet to the margin of Murfreesboro Pike; thence with the margin of the same, north 47 deg. West 171 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Robert E. Lanning, and Wife, Cheryle W. Lanning and Jonathan A. Lanning, unmarried by deed from Paul C. Waldron of record in Instrument No. 20011231-0145075, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 4119 Murfreesboro Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this.

Robert E. Lanning

Cheryle W. Lanning

Jonathan A. Lanning

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Lanning, and Wife, Cheryle W. Lanning and Jonathan A. Lanning, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of April 2006.

Commission expires:

Notary Public

File Number: 260100024

RETURN TO:

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167