File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/05/10 09:14 2 pgs
Fees:12.00 Taxes:0.00
20101105-0088783

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 day of November, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-7-2011

(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Les Lazarus	SAME	074 00 0 024.00
(NAME) 915 Lewisburg Pike	(NAME)	
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Michael Maitland

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EnTrust Tennessee FBO, Daniel Allen Heichelbech, IRA a 50% undivided interest
and
EnTrust Tennessee FBO, Les Armin Lazarus,IRA a 50% undivided interest,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows, to-wit:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being known as parts of Lots No. 1 and 2 on Map of Robert Cowley and described partly according to a copy of a survey made September 6, 1962, by Cantrell, Connell and Morrison, Engineers, as follows:

Beginning at an iron pin in the center line of Neely's Bend Road in the South margin of a 50 – foot proposed street; thence with the center line of Neely's Bend Road, South 7 deg. 30' West 284 feet, more or less, to low water mark of Cumberland River; thence up said River, North 84 deg. East 180 feet, more or less, to a point in the original southwest corner of a lot marked "K. I. Huage"; thence with the west line of the Hauge lot, North 4 deg. West 200 feet, more or less, to a cedar post; thence North 7 deg 30' East 70 feet to the south margin of said proposed street; thence with the margin of said proposed street, South 82 deg. 28' west 147.8 feet to the beginning.

This being investment property only and having never been the residence of the grantor.

Being the same property conveyed to Michael Maitland by deed from C.W. Andree III, of record in Instrument Number, 20090512-0043536 Register's Office for said County.

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 2345 Neelys Bend Rd, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 3 day of November, 2010.

Michael Maitland

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael Maitland the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3 day of November, 2010.

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires: 3.7.2011

Notary Public

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 11.3.10

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027