QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/25/16 14:59 3 pgs
Fees:17.00 Taxes:0.00

20160125-0007038

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

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 15th Day January 2016

Notary Public

COMMISSION EXPIRES: 10.9.2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Lois V. Lutzweiler, unmarried	Lois V. Lutzweiler, unmarried	162 02 0 215.00
(Name) 4057 Coleridge Dr. Antioch, TN 37013	4057 Coleridge Dr. Antioch, TN 37013	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,The David and Lois V. Lutzweiler Revocable Living Trust, dated June 3rd, 2011, Lois V. Lutzweiler, Trustee , hereinafter referred to as Grantor(s), hereby quitclaim to Lois V. Lutzweiler, unmarried his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Being Lot No. 179, on the plan of Colewood Acres, Section 3, of record in Plat Book 4175, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Lutzweiler and wife, Lois V. Lutzweiler by Warranty Deed from Patricia A. Smith, unmarried, David S. Smith, married and Harriett W. Smith, unmarried dated February 11, 1998 and recorded February 13, 1998 in Book 10794, Page 510, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The David and Lois V. Lutzweiler Revocable Living Trust, dated June 3rd, 2011, David or Lois V. Lutzweiler Trustees or their successors in trust and any amendments thereto by Quitclaim Deed from David and Lois V. Lutzweiler dated June 3, 2011 and recorded June 3, 2011 as Instrument No. 20110603-0042904, in said Register's Office for Davidson County, Tennessee. The said David Lutzweiler having died March 10, 2014, leaving Lois V. Lutzweiler as sole Trustee of the Trust.

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

IN WITNESS WHEREOF, the said The David and Lois V. Lutzweiler Revocable Living Trust, dated June 3rd, 2011, Lois V. Lutzweiler, Trustee has hereunto set his/her/their signature, on this, the 1/15/16.

The David and Lois V. Lutzweiler Revocable Living Trust, dated June 3rd, 2011

Lois V Lutzweiler, Trustee

Lois V. Lutzweiler, Trustee
STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lois V. Lutzweiler with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of the The David and Lois V. Lutzweiler Revocable Living Trust dated June 3, 2011, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2016.

Notary Public

My Commission Expires:

My Commission Expires March 20, 2018

(SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification for Recording Purposes

I, Anita L. Leach, do hereby make oath that I am 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.

Signature of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, Shelly M Smith, a notary public for this county and state, personally appeared Anita L. Leach (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

S-E-A-L

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Comm exp: 4-24-18

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith