QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/25/16 15:06 3 pgs
Fees:17.00 Taxes:0.00
20160125-0007040

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 28th 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).:
The David and Lois V. Lutzweiler Revocable Living Trust, dated June 3rd, 2011, Lois V. Lutzweiler, Trustee	The David and Lois V. Lutzweiler Revocable Living Trust, dated June 3rd, 2011, Lois V. Lutzweiler, Trustee	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,Lois V. Lutzweiler, unmarried, hereinafter referred to as Grantor(s), hereby quitclaim to The David and Lois V. Lutzweiler Revocable Living Trust, dated June 3rd, 2011, Lois V. Lutzweiler, Trustee 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 further conveyed to Lois V. Lutzweiler, unmarried by Quitclaim Deed dated January 15, 2016, by The David and Lois V. Lutzweiler Revocable Living Trust, dated June 3rd, 2011, Lois V. Lutzweiler, Trustee, and filed of record in Instrument No. 20160125-0007038, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Lois V. Lutzweiler, unmarried has hereunto set his/her/their signature, on this, the 1/15/16.

Lois V Lutzweiler
Lois V. Lutzweiler
STATE OF Tennessee

County OF Davidson

I, the undersigned a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Lois V. Lutzweiler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires
March 20, 2018

My Commission Expires:

(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

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

Comm exp: 4-24-2018

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