File No.

QUITCLAIM DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00
BILL GARRETT, Davidson County Trans: T20160013364 DEEDQC Recvd: 02/18/16 09:34 3 pgs Fees: 17.00 Taxes: 0.00 20160218-0015316	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of _____, 2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Les Lazarus	Same	085 13 0 004.00
(NAME) 3213 Toddway Ct	(NAME)	
(ADDRESS) Nashville, TN 37214	(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,

Les Lazarus, an unmarried man, Bill Lazarus and wife Loretta L Lazarus,
as Tenants in Common with Rights of Survivorship, an unmarried man

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

Bill Lazarus and wife Loretta L Lazarus, as to a 50% undivided interest
as Tenants in Common with Rights of Survivorship,
and
Les Lazarus, unmarried, as to a 25% undivided interest
and
Mary Frizzell, as to a 25% undivied 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:

Being land in the 12th Council District of Davidson County, Tennessee, and being the land conveyed to The State of Tennessee by Deed of record in DB 20111230-0102199, R.O.D.C. Also being Lot 31 of Nob Hill Subdivision as of record in Plat Book 2663, page 31, R.O.D.C. Being generally located north of Knobview Drive and west of Toddway Court and being more particularly described as follows:

Beginning at a set W iron pin & cap marked DSI #1936 (N: 670213.26, E: 1770818.57) on the westerly right-of-way line of Toddway Court at the Southeasterly corner of Lot 30 of said Nob Hill Subdivision; Thence, with said westerly right-of-way line of Toddway Court, with a curve turning to the right with an arc length of 239.91 feet, a delta angle of 9 Degrees 13 Minutes 10 Seconds, having a radius of 279.28 feet, with a chord bearing of South.07 Degrees 40 Minutes 57 Seconds West, and a chord length of 232.60 feet; to an existing 5/8" iron pin (N:669982.74, E:1770787.47) at the northeasterly corner of Lot 32 of said Nob Hill Subdivision;

Thence, leaving said westerly right-of-way line of Toddway Court with the common line of Lot 31 and 32 of said Nob Hill Subdivision, North 56 Degrees 24 Minutes 04 Seconds West, a distance of 165.99 feet to an existing 1/2" iron pin (N:670074.60, E:1770649.21) at the base of a 10" Hackberry tree on the northerly line of Lot 33 of said Nob Hill Subdivision;

Thence, with the northerly line of Lot 33 of said Nob Hill Subdivision, North 00 Degrees 02 Minutes 32 Seconds West, a distance of 77.25 feet to an existing concrete monument (N:670151.85; E:1770649.16) at the southwesterly corner of Lot 30 of said Nob Hill Subdivision;

Thence, with the common line of Lot 30 and 31 of said Nob Hill Subdivision North 70 Degrees 04 Minutes 32 Seconds East, a distance of 180.20 feet to a set 1/2" iron pin & cap marked DSDI #1936; which is the point of beginning.

Being the same property conveyed to Les Lazarus, Bill Lazarus and wife Loretta L Lazarus by deed from Dewayne Christopher Hall dated 12-30-15 and recorded in Instrument No. 20151231-0131733 said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2663, page 31, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

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 3213 Toddway Ct, Nashville, Tennessee 37214
(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 17 th day of Feb, 2016.

Les Lazarus

Bill Lazarus

Loretta L. Lazarus

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, **Affiant**
Subscribed and sworn before me this the
18 **Day of** February, 2016.
Brandi Wells, **Deputy Register**

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 Les Lazarus and Bill Lazarus and Loretta L. Lazarus 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 17 day of Feb, 2016.

Commission expires: 2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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 _____

_____. My Commission Expires: _____
Notary Public James C. Smith