BILL GARRETT, Davidson County
Trans:T20160085040 DEEDQC
Recvd: 09/28/16 08:37 2 pgs
Fees:12.00 Taxes:0.00
20160928-0102024

NEW OWNER:

Charles Jeffrey Lamons
11509 Sadler Glen Ln
Glen Allen, VA 23060

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2734 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map 064
Parcel 60E00500CO

This instrument was prepared solely with information provided by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Jeffrey Lamons, as Trustee of the Diana F. Lamons Revocable Trust, dated August 31, 2012,** does convey unto **Charles Jeffrey Lamons, individually,** his heirs and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, Being all of Unit 5, in Building 2, as shown on the Plan of Townhomes of Truxton Village, attached as Exhibit A-1 to, and established by the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended and restated in Inst No. 200611060137656 and amended in Instrument No. 20071105013490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in said Declaration, reference to hereby made for a more complete and detailed description.

This conveyance is subject to:

Sewer Line easements of record in Instrument No. 200012080121300; Stormwater Detention Agreement as shown of record in Instrument No. 200512300156496, Register's Office of said County.

Restrictive Covenants of record in Instrument 200610250132473 and in Instrument 200611060137656 and Instrument No. 200711050130490, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200610260133179, Register's Office of said County.

Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 200611060137657, 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.

Being the same property conveyed to Diana F. Lamons, as Trustee of the Diana F. Lamons Revocable Trust, dated August 31, 2012 from Diana F. Lamons, individually, by Quitclaim Deed, dated August 31, 2012, of record in Instrument Number 20120910-0081613, Register's Office for Davidson County, Tennessee. Diana F. Lamons died testate in Davidson County, Tennessee on September 12, 2016, leaving Charles Jeffrey Lamons as the successor Trustee.

WITNESS SIGNATURE(S) this 19th day of September, 2016.

Diana F. Lamons Revocable Trust:

Charles Jeffrey Lamons

Charles Jeffrey Lamons, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Charles Jeffrey Lamons,** Trustee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 19th day of September, 2016 .

Celia Stewart Rouse

Notary Public

My commission expires: 2/11/2019

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer, is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 19th day of September, 2016.

Celia Stewart Rouse

Notary Public

My commission expires: 2/11/2019

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY