THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

**This Instrument Prepared by:**
**Smart Title and Escrow, LLC**
**256 Seaboard Lane, Suite D-101**
**Franklin, TN 37067**
**(615) 371-2299**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-**

Elaine Crowley
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE** 27th **day of** March **2017**

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:** 07-08-19

BILL GARRETT, Davidson County
Trans:T20170028658 DEEDQC
Recvd: 04/05/17 10:04 2 pgs
Fees:12.00 Taxes:0.00
20170405-0033258

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019

## QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Charles A. Lambert<br>4903 Monterey Drive<br>Nashville TN 37220 | SAME | 146-08-0-094.00 |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Leslie E. Lambert ,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Charles A. Lambert,** my right, title and interest, unto, hereinafter referred as Grantee, his 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, being Lot No. 280 on the Plan of Section Four, Crieve Hall Estates of record in Plat Book 2133, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Bramblewood Drive, at the corner of Lots Nos. 280 and 281; thence with the line between said lots, Southwesterly 211.4 feet to a corner of Lot No. 279; thence with the line between Lots 279 and 280, Southeasterly 181 feet to the Westerly margin of Monterey Drive; thence with the margin of same around a slight curve, Northerly 125.75 feet to the beginning of a curve; thence around said curve, Northwesterly 39.27 feet to the Southerly margin of Bramblewood Drive; thence with the margin of the same, Northwesterly 130 feet to the point of beginning.

Being the same property conveyed to Charles A. Lambert and wife, Leslie E. Lambert by Warranty deed from Richard T. Bickell and wife, Sara B. Bickell of record in Book 9834, page 960, Register's Office for Davidson County, Tennessee, dated October 20, 1995 and recorded on October 23, 1995.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at 4903 Monterey Drive, Nashville TN 37220.

Witness my hand this the 27th day of March, 2017.

Leslie E. Lambert

Leslie E. Lambert

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 Leslie E. Lambert, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of March, 2017.

Notary Public

My Commission Expires 07-08-19

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019