File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170044150 DEEDQC
Recvd: 05/24/17 11:34 2 pgs
Fees:12.00 Taxes:0.00
20170524-0051679

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 THE 22nd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Cornerstone Investments Inc	Same	071 04 0 172.00
(NAME) 718 Thompson Lane Ste 108	(NAME)	
(ADDRESS) Nashville, TN 37204	(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, a married man

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

Cornerstone Investments Inc.,

HEREINAFTER CALLED THE GRANTEE(S), IT'S 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 PART OF LOT NO. 17, C. L. MORRIS SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 2133, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY ROBERT M. DISHNER, ENGINEER, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF DONALD STREET, COMMON CORNERS OF LOTS NOS. 17 AND 18; THENCE WITH THE MARGIN OF SAID DONALD STREET, NORTHWESTWARDLY 60 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE AROUND SAID CURVE NORTHWESTWARDLY 33 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF GERALD STREET; THENCE WITH THE MARGIN OF SAME, NORTHEASTWARDLY 175.25 FEET TO A POINT; THENCE SOUTHEASTWARDLY AND PARALLEL TO THE ORIGINAL NORTHEAST LOT LINE OF SAID LOT NO. 17, 129.0 FEET TO A POINT; THENCE AT RIGHT ANGLES NORTHEASTWARDLY 8.75 FEET TO A POINT IN THE ORIGINAL NORTHEAST LOT LINE OF SAID LOT NO. 17; THENCE WITH SAID LINE SOUTHEASTWARDLY 71 FEET TO A POINT, THE ORIGINAL NORTHEAST CORNER OF SAID LOT; THENCE WITH THE LINE BETWEEN LOTS 17 AND 18 SOUTHWESTWARDLY 239.0 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Les Lazarus by deed from Mackie Wolf Zientz & Mann PC, of record in Instrument No. 20170519-0050109, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

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 33 Gerald St, Nashville, TN 37207

(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 22 day of May 22nd, 2017.

Les Lazarus

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 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 22 day of May, 2017.

Commission expires: February 25, 2019

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.