Bill Garrett Davidson County
Batch# 17636 DEEDQC
10/24/2017 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171024-0109141

Excise Tax: $0

This instrument was prepared by and return to:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 16th day of October, 2017, by and between JON LOWRANCE and wife, REBEKAH LOWRANCE having an address at 5605 Fairhaven Drive Nashville, TN 37211, called Party of the First Part, and JON RYAN LOWRANCE and REBEKAH GRACE LOWRANCE, Trustees of THE JON AND REBEKAH LOWRANCE LIVING TRUST dated October 16th 2017, having an address at 5605 Fairhaven Drive Nashville, TN 37211, herein called Party of the Second Part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained and sold and by these presents does grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – Parcel ID: 161-10-0B-077.00-CO

Situate in the Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as 5605 Fairhaven Drive Nashville, TN 37211.

Being the same property conveyed to the Party of the First Part by deed dated October 5, 2015, of record in said Register's Office Instrument #20151006-0102036.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Party of the First Part hereunto signs their names on the day and year first above written.

Jon R Lowrance
JON LOWRANCE

Rebekah G Lowrance
REBEKAH LOWRANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of October, 2017, before me appeared JON LOWRANCE and REBEKAH LOWRANCE, the within named, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office in the State and County aforesaid this 16th day of October, 2017.

Rodney S. Klein, NOTARY PUBLIC

My commission expires January 29, 2018.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

JON LOWRANCE, AFFIANT

Sworn to and subscribed before me, this 16th day of October, 2017.

Rodney S. Klein, NOTARY PUBLIC

My commission expires: January 29, 2018.

NAME & ADDRESS OF PROPERTY OWNER:

JON AND REBEKAH LOWRANCE LIVING TRUST and
JON RYAN LOWRANCE and REBEKAH GRACE LOWRANCE, Trustees
5605 Fairhaven Drive
Nashville, TN 37211

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

JON AND REBEKAH LOWRANCE LIVING TRUST and
JON RYAN LOWRANCE and REBEKAH GRACE LOWRANCE, Trustees
5605 Fairhaven Drive
Nashville, TN 37211

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.

True Copy Certification

I, Ashley Morgan, 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.

Ashley Morgan
Signature

State of Tennessee

County of Washington

Personally appeared before me, Sheryll A Hanks, a notary public for this county and state, Ashley Morgan [name] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheryll A. Hanks
Notary's Signature

My Commission Expires: June 27, 2018
Notary' Seal (if on paper)

