PREPARED BY MICHAEL M. CASTELLARIN
95 WHITE BRIDGE ROAD, SUITE 509, CAVALIER BUILDING
NASHVILLE, TN 37205-1427
(615) 356-8130

Bill Garrett Davidson County
Batch# 30415 **DEEDQC**
11/28/2017 08:45:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171128-0120991

QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Terrell S. Mayo, II and wife, Jennifer L. Mayo 2887 Morgan Road Joelton, TN 37080	Same	MAP: 15 PARCEL: 68

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents I, Jimmy D. Lawson, do hereby quitclaim and convey to my grand-daughter, Jennifer L. Mayo, and her husband, Terrell S. Mayo, II, all my right, title and interest in and to the following described tract of land:

Being part of Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the subdivision of the lands of Harris Weaver, et al, as of record in Plan Book 2, page 183, Chancery Court at Nashville, Tennessee, lying adjacent to and south of the Old Morgan Road at or near the intersection of said Road and the Old Ridge Road, described according to a survey made by C. J. Carney, Surveyor, May 17, 1954, as follows:

Beginning at a point in the center of the Old Morgan Road, 8 feet north of a 24 inch white oak; said point being in the southern boundary line of J. L. Armstrong property; thence south 5° 50' east 300 feet to a pipe near the head of a branch; thence south 10° east 200 feet following the branch to a pipe; thence south 9° 55' west 189 feet to a 24-inch hickory near the fork of two branches; thence north 60° 15' west 190 feet to a pipe near the branch; thence north 82° west 140 feet to 3 small white oaks in said branch; thence north 58° 15' west 61 feet to a point in said Branch; thence north 43° west 192.5 feet to a spike in the center of the New Morgan Road; thence with the center of said road, north 36° 10' east 319.3 feet to a spike at the intersection of the center line of said new road with the center line of said Old Morgan Road, said point being in the southern boundary line of said J. L. Armstrong property; thence with southern boundary line of said Armstrong property and the center of said old road, north 61° 30' east 231 feet and north 60° 45' east 70 feet to the beginning, containing 4.46 acres, more or less. I am specifically exempting from this conveyance 2.00 acres, more or less, that I have conveyed to my son, Roger Lawson, and his wife, Janice Lawson, by deed recorded as document number _____ in the Register of Deeds office for Davidson County, Tennessee, which is more specifically described in that document. The remaining property, which I have conveyed to Terrell S. Mayo, II and wife, Jennifer L. Lawson by this document, totals 2.46 acres, more or less.

Being part of the same property conveyed to Jimmy D. Lawson and wife, Donna C. Lawson, by deed from Darnell Williams and wife, Dora Layne Williams, of record in Book 4359, page 86, Register's Office for Davidson County, Tennessee.

Donna C. Lawson having died on February 6, 2015 while married to Jimmy D. Lawson, the interest of Donna C. Lawson in said property has vested in Jimmy D. Lawson. No formal estate proceeding were opened for the estate of Donna C. Lawson.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

This is improved property at 2873 Morgan Rd., Joelton, TN 37080

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of October, 2017.

Jimmy D. Lawson

STATE OF TENNESSEE)
COUNTY OF Dickson)

Personally appeared before me, Jodie Baer, a Notary Public in and for said County and State, the within named, Jimmy D. Lawson, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of October, 2017.

Notary Public

My Commission Expires: 4/24/18

JODIE BAER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE)
COUNTY OF Dickson)

The actual consideration or value, whichever is greater, for this transfer is $ 1.00.

Affiant

Sworn to and subscribed before me, this the 23 day of October, 2017.

Notary Public

My Commission Expires: 4/24/18

JODIE BAER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON