This instrument prepared by:
Edward L. Hiland
20 Academy Place
Nashville, TN 37210

Record and return to:
Same as preparer

Bill Garrett Davidson County
Batch# 63542 DEEDQC
02/28/2018 12:28:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180228-0018830

ADDRESS NEW OWNER:
Stella E. Lanning, Trustee
The Stella E. Lanning Trust U/D/T
Dated January 26, 2018
2802 W. Harvard Street
Santa Ana, CA 92704-4529

SEND TAX BILLS TO:
Regions Bank
2511 Nolensville Rd
Nashville, TN 37211

MAP-PARCEL NUMBERS:
133 07 0 223.00

QUITCLAIM DEED

I, STELLA E. LANNING do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto STELLA E. LANNING, TRUSTEE OF THE STELLA E. LANNING TRUST U/D/T DATED JANUARY 26, 2018, in the following tract of land in Davidson County, Tennessee described herein, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Parma Heights, as of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Woodson Lane at the corner of Lots No. 54 and 56; thence with the line between said two lots northwardly 100 feet to the corner of Lots Nos. 54, 55, and 56; thence with the line between Lots Nos. 55 and 56 westwardly 112 feet to the easterly margin of Hewlett Drive; thence with the easterly margin of said Drive southwardly 75 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.3 feet to the northerly margin of Woodson Lane; thence with said Lane eastwardly 87 feet to the point of beginning.

Being the same property conveyed to A. D. Sullivan and Dorothy Kirby Sullivan, husband and wife, by Quit Claim Deed, creating a tenancy by the entirety, dated March, 1976, filed April 11, 1976, of record in Book 5013, 582, in the Register's Office for Davidson County, Tennessee. A.D. Sullivan died on July 23, 2004 leaving Dorothy Kirby Sullivan as surviving tenant by the entirety. Dorothy Kirby Sullivan, aka Dorothy Elizabeth Sullivan, aka Dorothy E. Sullivan died on 5/21/11.

Dorothy E. Sullivan's Estate probated 6/23/11 Probate #11P980

Being the same property conveyed to John E. Lanning and Stella E. Lanning, Husband and Wife, by Warranty Deed creating a tenancy by the entirety, dated June 27, 2012 filed July 5, 2012 of record as document number 20120705-0059082 in the Register's Office for Davidson County, TN. John E. Lanning died September 26, 2017, leaving Stella E. Lanning as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as: 3706 Hewlett Drive, Nashville, TN 37211

WITNESS my hand this the 22 day of February, 2018.

Stella E Lanning
STELLA E. LANNING

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or true value, whichever is greater, for this transfer is One Dollar ($1.00).

Stella E Lanning
STELLA E. LANNING

Sworn to and Subscribe before me,
This the 22nd day of February, 2018.

Jessica L. Caldwell
NOTARY PUBLIC
My Commission Expires: 7-8-2019

JESSICA L. CALDWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2019

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Jessica L. Caldwell, a Notary Public in and for the above County and State, the within named STELLA E. LANNING, the bargainer, with whom I am personally acquainted (or who 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 seal, at the office, this the 22nd day of February 2018.

Jessica L. Caldwell
NOTARY PUBLIC

My Commission Expires: 7-8-2019

JESSICA L. CALDWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2019