Bill Garrett Davidson County
Batch# 70289 DEEDQC
03/16/2018 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180316-0025205

QUITCLAIM DEED

Grantee Address:
LOWELL K. LAWSON
2928 CHAPELWOOD DRIVE
HERMATIGE, TN 37076

Prepared By:
Century Title & Escrow, Inc.
7047 Lee Highway, Suite 205
Chattanooga, TN 37421

Send Tax Bills To:
SAME

Date: MARCH 15, 2018

Map #086-14-O-B PARCEL 38.0

DOC #17001

In consideration of Ten Dollars ($10.00) and other considerations, the receipt and sufficiency of which are hereby acknowledged, 1, LOWELL K. LAWSON, a single person, hereinafter called Grantor, do hereby grant, convey and forever quitclaim unto LOWELL K. LAWSON AND DONNA J. LONG, TRUSTEES OF LOWELL K. LAWSON REVOCABLE TRUST, DATED FEBRUARY 19TH, 2018, hereinafter called Grantee all my right, title and interest in and the following described property:

Land in Davidson County, Tennessee, being Lot No. 142, on the Plan of Fleetwood Subdivision, Phase One, being a Planned Unit Development of record in Plat Book 6900, Pages 465 and 466, reference is hereby made for a more complete and accurate description.

Being the same premises which JAMES STEWART AND WIFE, TIFFANI STEWART by Deed dated August 18th, 1997 and recorded in Davidson County, Tennessee in Deed Book 10633, Page 767, granted and conveyed unto LOWELL K. LAWSON, a single person, in fee.

Together with the hereditaments and appurtenances thereto appertaining, here releasing all claims to homestead and dower therein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth on the Plan of record in Plat Book 6900, Page 465-466, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the east lot line; and a 17-foot drainage easement along the west lot line.

Restrictive Covenants recorded in Deed Book 7170, Page 987, Register's Office for Davidson County, Tennessee.

Charter of Fleetwood Homeowner's Association recorded in Deed Book 7114, Page 370; Articles of Incorporation and By-Laws of Fleetwood Homeowners Association recorded in Book 7171, Page 4, Register's Office of Davidson County, Tennessee.

Grantor and Grantees herein acknowledge that this deed was prepared from information furnished by them. No title examination has been made and Century Title & Escrow, Inc. shall have no liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has signed this Deed as of the date shown above.

LOWELL K. LAWSON

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, a Notary Public in and for the above named State and County, appeared LOWELL K. LAWSON (to me know or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes described here, and that he did so as his own free act and deed.

Witness my hand and official seal on this the 15 day of MARCH, 2018.

NOTARY PUBLIC

My Commission Expires: April 9, 2019

NINA S. BASS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF HAMILTON

The undersigned agent hereby swears or affirms that the actual consideration for this transfer, or the value of property transferred, whichever is greater, is $_____-0-_____.

Affiant

Notary Public

My Commission Expires: April 9, 2019

NINA S. BOSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certification

I, Dennis J. Boss, do hereby make oath that I am a licensed attorney and/or 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 docement executed and authenticated according to law.

Signature

State of Tennessee
County of Hamilton

Personally appeared before me, Nina S. Boss, a notary public for this county and state, Dennis J. Boss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary's Seal
4/9/2019

NINA S. BOSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY