File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 70722 DEEDQC
03/19/2018 11:31:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180319-0025607

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2018.

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
Ernest C. Kuhlo	Same	MAP 112
(NAME) 8833 Old Charlotte Pike	(NAME)	GROUP 00 0
(ADDRESS) Pegram, Tennessee 37143	(ADDRESS)	PARCEL 043.00
(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/WE,

Les Lazarus, a married man

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

Ernest C. Kuhlo, as to a 1/2 undivided interest individually,
and
Les Lazarus and Dan Heichelbech, as to a 1/2 undivided interest jointly

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Description of a 5.03 acre tract of land, more or less, located in the Fourteenth Civil District of Davidson County, Tennessee and being the John J. Rohtert property of record in Book 7425, Page 505, Register's Office for Davidson County, Tennessee, being more fully described as follows: Beginning on a point in the centerline of Old Charlotte Pike, at the Northwest corner of the Charles Hulan property of record in Book 4634, Page 557, Register's Office for Davidson County; thence, leaving said Pike, with Hulan's West boundary line, 03 degrees 30 minutes 00 seconds West, passing over an existing iron bolt, at 21.88 feet, passing the East edge of a T.V.A. Power Line Easement, at 516.60 feet, on-in-all, 520.62 feet to an iron pin in the North boundary line of the Kehoe Property of record in Book 5252, Page 190, R.O.D.C., thence, North 85 degrees 58 minutes 19 seconds West, 660.03 feet to an iron pin. Thence, North 03 degrees 30 minutes 00 seconds East, 82.50 feet to a point in the centerline of Old Charlotte Pike. Thence, with the centerline of said Pike to points as follows: North 42 degrees 03 minutes 30 seconds East, 29.98 feet, North 42 degrees 32 minutes 36 seconds East, 58.49 feet, North 46 degrees 50 minutes 47 seconds East, 70.45 feet, North 53 degrees 53 minutes 14 seconds East, 41.83 feet, North 62 degrees 21 minutes 27 seconds East, 76.39 feet, North 66 degrees 44 minutes 15 seconds East, 116.17 feet, North 64 degrees 53 minutes 58 seconds East, passing the East edge of a T.V.A. Power Line Easement at 199.01 feet, on-in-all, 404.09 feet to the point of beginning.

The above legal description has been corrected with an Attorney's Affidavit recorded on June 5, 2013, in instrument no. 20130605-0056680 in Davidson County, Tennessee.

Being the same property conveyed to Les Lazarus, a married man by deed from Wilson & Associates PLLC dated May 30, 2017 and recorded in Instrument No. 20170605-0055825 said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

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.

This is improved property known as **8833 Old Charlotte Pike, Pegram, Tennessee 37143**.

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 hand and official seal at office this 9th day of March, 2018.

Les Lazarus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

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.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027