Bill Garrett Davidson County
Batch# 97204 DEEDQC
05/25/2018 03:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180525-0050535

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
1994 Gallatin Pike N. Suite 315
Madison, TN 37115
615-649-0049

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Stephanie Wallace, Trustee of the 1800 Lakehurst Trust	Stephanie Wallace	
1800 Lakehurst Drive	**1800 Lakehurst Drive**	**83-10-274**
Nashville, TN 37206	**Nashville, TN 37206**	

THIS INSTRUMENT, made and entered into this 16 day of May, 2018, by and between **STEPHANIE A. WALLACE, unmarried** *("Grantor")* and **STEPHANIE WALLACE, Trustee, of the 1800 Lakehurst Trust** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **STEPHANIE A. WALLACE, unmarried**, Grantor, conveys and quitclaims her interests and all of her rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision/Partition of part of the 10 ¼ acre tract shown on Richardson Place, of record in Plat Book 547, page 135 and Instrument No. 20130524-0052550, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being part of the same property conveyed to Christopher Sorensen by deed dated September 7, 2004 from Larry O. Hanson and wife, Susan T. Hanson, of record in Instrument No. 20040909-0109100, said Register's Office.
>
> Jodi Sorensen joins in this conveyance to convey any marital interest she may have.

This conveyance is Subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 547, page 135 and Instrument No. 20130524-0052550, said Register's Office; and (c) Ingress/Egress easement of record in Instrument No. 20040909-0109100, said Register's Office.

- See Exhibit A for derivation Clause. Exhibit A attached.

Being the same property conveyed to Stephanie Wallace, Trustee of the 1800 Lakehurst Trust by deed from Stephanie Wallace of record on instrument number _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1800 Lakehurst Drive, Nashville, TN 37206.

And now, **STEPHANIE A. WALLACE, unmarried,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* its property interest into **STEPHANIE WALLACE, Trustee, of the 1800 Lakehurst Trust.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **STEPHANIE WALLACE,** has hereunto set his hand on this the 16 day of May 2018.

STEPHANIE WALLACE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEPHANIE WALLACE,** the Grantor, 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 Madison, Tennessee this 16 day of May 2018.

Kaitlin Champion
NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Trustee
Affiant/Grantee: **STEPHANIE WALLACE, Trustee, of the 1800 Lakehurst Trust**

Subscribed and sworn to before me this 16 day of May, 2018.

Kaitlin Champion
NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

Exhibit A

Being the same property conveyed to Stephanie A. Wallace, unmarried, by deed from Christopher Sorensen, married, of record on instrument no. 20130529-0053795, Register's office for Davidson County, Tennessee.

True Copy Certification

I, James Cobb, 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.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] 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: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY