QUIT CLAIM DEED

Karen Y Johnson Davidson County
DEEDQC
Batch# 135890 2 pgs
09/04/2018 10:22:42 AM
Fees: $12.00 Taxes: $0.00

20180904-0087076

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: [illegible] My Commission Expires January 17, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin R. Lechlitner **Sarah J. Blosser**	**IServe Residential Lending LLC**	**16800008300**
(NAME)	(NAME)	
8975 Highway 100	**15015 Avenue Of Science, Suite #250**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Diego, CA 92128**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin R. Lechlitner and Sarah Joy Blosser aka Sarah J. Blosser husband and wife as joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin R. Lechlitner and Sarah J. Blosser, husband and wife as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by S.H. Hutchison, October 12, 1960, as follows:

Beginning in the center of U.S. Highway No. 100 at the northeast corner of the property conveyed to O. A. Conner and wife by deed from Pearl Mangrum, of record in Book 2596, page 395, Register's Office for said County; thence with said Conner's eastern boundary line, south 12 deg. 30' east 764.5 feet to a stake in fence, thence north 74 deg. East 126 feet to the southwest corner of the property conveyed to Billie Evelyn McNabb by deed from Edward Eugene Palmore and wife, of record in Book 2098, page 215, said Register's Office; thence with said McNabb's western boundary line, north 2 deg, 30' west 555 feet and north 14 deg. 30' west 221 feet to the center of U.S. Highway No. 100; thence with the center of the same, south 73 deg. 30' west 224.8 feet to the beginning, containing 3.27 acres, more or less.

Being the same property conveyed to Benjamin R. Lechlitner and Sarah Joy Blosser, husband and wife by Warranty deed from Richard E. Ursery, Dorothy Alice Harper, and Enoch Wayne Ursery of record in Instrument No. 20130628-0066845 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 28, 2013.

Subject to the flow of any creeks, streams, or branches across subject property.

unimproved ☐
This is improved ☒ property, known as **8975 Highway 100 Nashville TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. 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 our hands this 27th day of August, 2018.

Benjamin R. Lechlitner

Sarah Joy Blosser

a/k/a Sarah J.

A/K/A Sarah J. Blosser

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Emily E Kinzig of the state and county mentioned personally appeared, **Benjamin R. Lechlitner and Sarah Joy Blosser aka Sarah J. Blosser** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 27th day of August, 2018.

Notary Public

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires January 17, 2021

My Commission Expires: 01/17/21