Karen Johnson Davidson County
Batch# 187858 DEEDQC
01/24/2019 11:48:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190124-0007009

This Instrument Prepared By:
Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This Instrument was prepared based solely on information provided by the parties and without title examination. The parties hereto therefore hold the Preparer hereof harmless from any and all liability in connection herewith.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP & PARCEL:**
Pamela L. Reynolds 4733 Timberhill Drive Nashville, TN 37211	NEW OWNER	13216001900

FOR AND IN CONSIDERATION the sum of TEN and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARGARET J. LANIUS**, unmarried ("Grantor," herein), by these presents, does hereby quitclaim and convey her entire interest to **PAMELA LANIUS REYNOLDS**, an unmarried woman, ("Grantee," herein), her successors and assigns forever, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as:

> Land in Davidson County, Tennessee, being Lot 794, PLAN OF SECTION THIRTEEN, CALDWELL HALL, as shown on plat of record in Plat Book 3300, Pg. 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This conveyance is made subject to any and all matters of record as may affect the premises, as well as any and all easements, rights of way (public and private), restrictions, matters, encumbrances, easements, servitudes, zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions, as may be amended or supplemented, including without limitation:
>
> Certain restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of PLAN OF SECTION THIRTEEN, CALDWELL HALL, as recorded in Plat Book 3300, Page 66.
>
> Any and all ad valorem taxes due for year 2018, if any.

This is IMPROVED PROPERTY located at: 4733 Timberhill Dr., Nashville, TN 37211

BEING THE SAME PROPERTY conveyed to William R. Lanius and Margaret J. Lanius by Warranty Deed dated February 10, 2002 and recorded as Instrument No. 20100226-0014712 on February

26, 2010, Register of Deeds Office, Davidson County, Tennessee, William R. Lanius having pre-deceased the Grantor herein.

IN WITNESS WHEREOF, the Grantor has executed this Instrument on this 24 day of January, 2019.

× Margaret J. Lanius

MARGARET J. LANIUS, Grantor

CHARLES B. GRIFFITH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public for said County and State, the within-named Grantor, MARGARET J. LANIUS, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence to be the same) and who acknowledged that she executes the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, this 24th day of January, 2019.

Charles B. Griffith
NOTARY PUBLIC
My Commission Expires: July 9, 2022

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Pursuant to T.C.A. § 67-4-409(a)(4), the actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

× Margaret J. Lanius
AFFIANT

CHARLES B. GRIFFITH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO and SUBSCRIBED before me,
this the 24th day of January, 2019.

Charles B Griffith
Notary Public
My Commission Expires: July 9, 2022