QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 189814 DEEDQC
01/30/2019 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190130-0008844

State of Tennessee
County of Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 9-6-2022

(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Kelly Greene Elrod, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reginald L. Lawless	Reginald L. Lawless	032-09-0-037.00
(NAME)	(NAME)	
4400 Summertime Drive	4400 Summertime Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Watechia Lawless,** hereinafter called the Grantor(s), have quitclaimed unto **Reginald L. Lawless,** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Timbertrail, Section 6, of record in Plat Book 6900, Page 263, Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Watechia Baugh by Other Deeds dated 11/27/2000 from Secretary of Housing and Urban Development of record in Official Records Instrument No. 200011290117030, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beth Triplett, Trustee by Quit Claim Deed dated 02/19/2009 from Watechia Baugh (AKA Watechia Lawless) of record in Official Records Instrument No. 200903030018809, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reginald Lawless and wife, Watechia Lawless by Quit Claim Deed dated 02/19/2009 from Beth Triplett, Trustee of record in Official Records Instrument No. 200903030018809, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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 x property, known as 4400 Summertime Drive, Nashville, TN 37207

Witness my/our hands this 23rd day of January, 2019.

Watechia Lawless

State of Tennessee
County of Williamson

Personally appeared before me Watechia Lawless, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of January, 2019.

Notary Public
My Commission Expires: 9-6-2022

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
South Oak Title Nashville, LLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027

File No.: 18-9402

I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

