File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 211972 DEEDQC
04/01/2019 10:05:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190401-0029038

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 THE 26th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 01-23-23

(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
Eric Sox	Same	MAP 043
(NAME) 1405 Pierce Road	(NAME)	GROUP 01 0
(ADDRESS) Madison, Tennessee 37115	(ADDRESS)	PARCEL 143.00
(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

1 Public Homes LLC, a Tennessee limited liability company,

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:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lots 0 and P on the Plan of W.P. Ready's Subdivision of the Thornton Tract of record in Book 322, page 110, said Register's Office, and more particularly described according to a survey by Donald R. Carver, Surveyor, dated October 3, 1976, said survey being recorded October 20, 1976, in Book 5060, page 39, said Register's Office as follows:

BEGINNING at a point 184.02 feet from the Southwest corner of the original intersection of Pierce Avenue and Lawrence Avenue. Said point being in the Easterly margin of Pierce Avenue; thence South 83° 09' East, 202.65 feet to a point; thence South 21° 00' West 60 feet to a point; thence South 89° 30' East 270 feet to a point; thence North 52° 00' East 110 feet to a point; thence North 86° 46' 56" West 450.19 feet to a point in the Easterly margin of Pierce Road; thence Southwardly 85 feet along the Easterly margin of Pierce Road to the beginning, said property being shown as Tract II on said survey.

Being the same property conveyed to Les Lazarus by deed from Padgett Law Group dated March 26, 2019 and recorded in Instrument No. 20190401-0029037 said Register's Office.

The last Deed of record is Warranty Deed recorded in Instrument Number 20001027-0106587 of record in the Register's Office of Davidson County, Tennessee

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) 2019 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 **1405 Pierce Road, Madison, Tennessee 37115**. Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 26th day of March, 2019.

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 26th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 01-23-23

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