Karen Johnson Davidson County
Batch# 219255 DEEDQC
04/17/2019 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190417-0035477

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: EnTitle Insurance Company, ~~100~~ 1000 GSK Drive, Ste. 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Richard Fletcher Lance	Richard Fletcher Lance	09107000300
5310 Pennsylvania Avenue	5310 Pennsylvania Avenue	
Nashville, TN 37209	Nashville, TN 37209	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, NIWOT PARTNERS, LLC, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto RICHARD FLETCHER LANCE aka ROBERT FLETCHER LANCE, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 5310 Pennsylvania Avenue, Nashville, TN 37209, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being A PART OF/IDENTIFIED AS Property Assessor's Map 091, Group 07, Control Map 0, Parcel 003.00, and being more particularly described as follows, to wit:

Being Lot No. 1223 and the Westerly 15 feet of Lot Number 1221, Block 39, Plan 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 50 feet on the Northerly side of Pennsylvania Avenue and run back between parallel lines, Lot No. 1223 running back along the East margin of 54th Ave. North, 150 feet to an alley.

Tax ID No.: 09107000300

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20130118-0006161, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5310 Pennsylvania Avenue, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of February, 2019.

NIWOT PARTNERS, LLC

By, _____

Name: Robert Fletcher Lance

Title: managing partner

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Robert Fletcher Lance as managing partner for NIWOT PARTNERS, LLC, with full authority on behalf of said Company, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 26 day of February, 2019.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

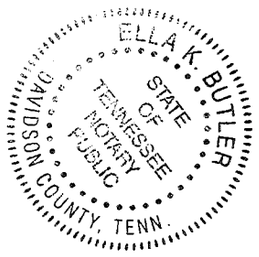
VALUATION AFFIDAVIT

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

Affiant/Grantee

Subscribed and sworn to before me this 26 day of February, 2019.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020



True Copy Certification

I, LaShonne Peake, 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.

LaShonne Peake
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Erica M Amendola, a notary public for this county and state, LaShonne Peake who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Erica M Amendola
Notary's Signature

My Commission Expires: 3-26-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ERICA M AMENDOLA
Notary Public
NORTH FAYETTE TWP, ALLEGHENY COUNTY
My Commission Expires Mar 26, 2019