12:02

Cindy L Briley, Register
Sumner County Tennessee
Rec #: 964417 Instrument #: 1265283
Rec'd: 15.00 Recorded
State: 0.00 4/15/2019 at 12:02 PM
Clerk: 0.00 in Record Book
Other: 2.00 4924
Total: 17.00 Pgs 461-463

Ret —

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Richard W. Lanius 106 Jones Avenue Goodlettsville, TN 37072	SAME	02504011100

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HELEN M. LANIUS, an Individual (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto RICHARD W. LANIUS, an Individual (the "Grantee"), his successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" and incorporated herein by reference.

Whenever 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 10th day of April 2019.

GRANTOR:

Helen M. Lanius
HELEN M. LANIUS

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN M. LANIUS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is authorized, as maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Gallatin, Tennessee, this 10th day of April 2019.

Jana S Boner
NOTARY PUBLIC
My Commission Expires: 11-26-2022

Jana S. Boner
State of Tennessee Notary Public
Sumner County

Karen Johnson Davidson County
Batch# 227806 DEEDQC
05/09/2019 10:58:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190509-0043593

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.

Helen M. Lanzus
Affiant

Subscribed and sworn before me this 10th day of April 2019.

Jana S Boner
NOTARY PUBLIC
My Commission Expires: 11-26-2022

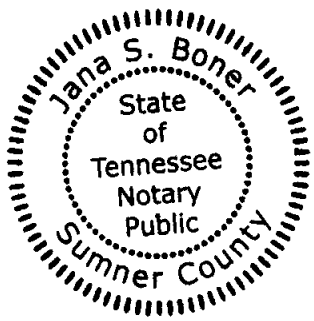


EXHIBIT A

Land in the 10th Civil District of Davidson County, TN, being described according to a survey by John B. Bates, surveyor, dated 6/24/76, as follows.

Beginning at an iron pin in the westerly margin of Dickerson Pike, said point being the southeasterly corner of the Amoco property; thence with the westerly margin of Dickerson Pike, S. 1 deg. E 162.0 feet to a point; thence S 89 deg. W 124.3 ft. to a point; thence S 00 deg. 30' W 38.0 ft. to a point; thence S 84 deg. W 365.0 ft. to an iron pin in the easterly margin of the Peay property; thence with Peay's easterly line N 9 deg. 30' E 108.5 ft. to an iron pin; thence N 2 deg. 15' W 90.0 ft. to an iron pin; thence N 84 deg. 30' E 471.0 ft. to the point of beginning.

Being the same property conveyed to Arnold D. Lanius, by Quitclaim Deed from Helen L. Lanius, dated February 9, 1981, recorded May 29, 1981, of record in Book 5750, page 883, Register's Office for Davidson County, Tennessee, as Instrument No. 20081009-0102351 source of title.